



AN-Najah National University

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**Urban Redevelopment for the Eastern Area in the City of
Nablus**

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Abstract

Areas in the eastern part of the city suffer from different conflicts. This area faces organizational problems which are indiscriminate development and poor land use. In addition to that the eastern part has archaeological site "an ancient Canaanite city Shechem" and open areas that are abandoned and used incorrectly which led to weak relationship with the other areas in the city of Nablus.

Moreover, the higher concentration of facilities, public services and commercial areas in the city center led to an unfair distribution of work and create shopping trips.

Therefore, redevelopment planning will be a good choice to handle with these problems and to help in redeveloping this area and to merge it with surrounding by the participation of all sector of the local community.

This research tries to explore possible alternatives which can assist in redeveloping the area in the eastern part of the city towards a more sustainable and developed one, taking into consideration the different challenges that confronting this area.

ملخص

المنطقة الشرقية من مدينة نابلس تعاني من صراعات مختلفة. حيث تواجه هذه المنطقة مشاكل تنظيمية تتمثل في التنمية العشوائية وسوء استخدام الأراضي. في حين يتميز هذا الجزء من المدينة بوجود تل بلاطة "مدينة شكيم الكنعانية القديمة" ومناطق مفتوحة غير مستغلة بشكل صحيح مما أثر سلبا على علاقة هذه المنطقة مع المناطق الأخرى في مدينة نابلس .

وعلاوة على ذلك، أدى التركيز العالي للمرافق والخدمات العامة والمناطق التجارية في وسط وغب المدينة الي خلق توزيع غير عادل للعمل والرحلات اليومية من والى أجزاء المدينة المختلفة .

ولذلك، فإن التخطيط لإعادة التطوير سيكون خيارا جيدا للتعامل مع هذه المشاكل والمساعدة في إعادة تطوير هذه المنطقة ودمجها مع المحيط بمشاركة جميع قطاعات المجتمع المحلي؟

هذا البحث يحاول استكشاف البدائل الممكنة التي يمكن أن تساعد في إعادة تطوير المنطقة في الجزء الشرقي من المدينة نحو جزء أكثر استدامة ونابض بالحياة ، مع الأخذ بعين الاعتبار التحديات المختلفة التي تواجه هذا المجال.

1.1 Introduction :

Rapid urbanization and high population growth rates are problems that face many countries in the developing world. Cities are expanding and urban populations are increasing as more people are moving to the cities looking for job opportunities and better living conditions. In Palestine, cities face a number of additional challenges alongside high population growth rates and rapid urbanization, including land scarcity and territorial fragmentation due to Israel's occupation of the Palestinian territories (Lubna Shaheen, 2013, P.643).

Briefly, Palestinian cities face the challenges of land scarcity, high population growth rates, rapid urbanization, uneven development and territorial fragmentation. Due to geopolitical constraints and the absence of an effective Palestinian planning institution, urban development in Palestinian cities has not followed any discernable planning scheme. This has led to a number of internal contradictions in the structure of cities, and adversely affected land use, the provision of urban services, and the quality of the living environment (Lubna Shaheen, 2013).

This requires cities to plan ahead in order to provide a more realistic solutions and alternatives regarding to the future (Ibrahim Hamouz, 2008). Hence the importance of involving redevelopment for existing urban areas in planning which can work simultaneously on many pieces of the urban sustainability puzzle: the environment is cleaned, the economy is bolstered, and social justice is restored. The benefits of redeveloped extend beyond the boundaries of the site into the surrounding area (Jeremy Bryson, 2012).

1.2 Research Problem and Importance :

The city of Nablus is one of the most important historical, cultural and commercial cities in Palestine, which didn't have better luck than others Palestinian cities, the rapid and uncontrolled physical expansions and the neglect of the eco-development imperatives have given rise to a number of conflicts and contrasts in the structure of the city. These conflicts very adversely affect the land uses, provision of services and the quality of the living environment.

Particularly, these conflicts appears more clearly in areas in the eastern part of the city. This area faces organizational problems which are indiscriminate development and poor land use. In addition to that the eastern part has archaeological site "an ancient Canaanite city Shechem" and open areas that are abandoned and used incorrectly which led to weak relationship with the other areas in the city of Nablus.

Moreover, the higher concentration of facilities, public services and commercial areas in the city center led to an unfair distribution of work and create shopping trips .

Therefore, redevelopment planning will be a good choice to handle with these problems and to help in redeveloping this area and to merge it with surrounding by the participation of all sector of the local community.

Urban redevelopment involves the renovation of deteriorating city areas through the rehabilitation or replacement of dilapidated buildings and underutilized parcels with new land uses to meet specific economic

goals effective tool that addresses the environmental, economic, social and physical conditions of communities in need of revitalization (Alan Drew Cander, 2011.P2).

This research tries to explore possible alternatives which can assist in redeveloping the area in the eastern part of the city towards a more sustainable and developed one, taking into consideration the different challenges that confronting this area.

1.3 Research Objectives :

This research aims mainly to redevelop the eastern areas in the city of Nablus. In detail, this research seeks to achieve these goals:

- Preserve the identity of “an ancient Canaanite city Shechem” and linked it with the Nablus old city.
- Find attractive elements in the region.
- Combining tradition with modernity.
- Integrate the eastern part with the other landmarks in the city.

1.4 Research Methodology and Plan:

The study plan is based on the following basic frameworks:

- Theoretical and general framework: This include the introduction of this research in terms of its importance, objectives and methodology, as well as concepts and theories associated with research topic.
- Informational framework: this include fieldwork study and gathering information about the existing condition in the study

area from different aspects: geographic, economic, social, planning, service—and others, in addition to the urban indicators in the area.

- Analytical framework, evaluation and conclusion: deals with information and data analysis that have been obtained in previous frameworks, then evaluate and identify opportunities, possibilities, difficulties and challenges as well as priorities for the study area. Later, put a vision and propose strategies to achieve this vision.

To achieve the objectives of this research a set of scientific methods will be to follow:

- a. Historical Method: It will be used in reviewing the previous literature on the subject of development planning and sustainable development.
- b. Descriptive Method : it will be used in the studying the existing condition for the study area
- c. Analytical Method: it will be used in Strategic Analysis for study area.
- d. Deductive Method: this method will be used in evaluating and putting vision and propose strategies.

1.5 Sources of information:

- Library sources: include reference books, journals, Theses and studies in related subjects.
- Official sources: includes journals, reports and statistics issued by the ministries , institutions and official agencies Related with the research subject such as Nablus Municipality , Palestinian Central Bureau of Statistics and the ministries.
- The semi-official sources: include research, studies and reports published by relevant research centers, local and international organizations, such as the Urban and Regional Planning Center at An-Najah National University, Palestine Research and Studies Center, and foreign organizations funded some development projects, such as. (UNDP)
- Personal Sources: The information and data collected by the researcher through interviews, workshops and field surveys.

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2.1 Introduction:

Understanding the urban context and urban environment which we are dealing with is necessary before starting the planning process. The urban environment encompasses the interactions of population growth, city management, and the built environment with the natural environment (ecological system) in which the city is located. On the other hand, it links other pieces of the urban puzzle, such as health, infrastructure, energy, transport, and land use (Lubna Shaheen, 2013, P250).

Within the continuous dynamic and evolution of cities and urban areas, there are remarkable impacts on the urban environment and on human well-being. In order to underline these impacts, their roots and consequences, it is essential to understand the development process of a particular urban context, the pace of urbanization and urban growth, and the driving forces affecting the urban environment.

The following sections discuss briefly and illustrate the different factors influencing the urban environment and the various dimensions of their impacts. This discussion is essential to analyze the urban environment, as well as the driving forces affecting it.

In addition to that, this part will proceed further in the discussion to investigate the relationship between the urban environment, urban development and the concept of Redevelopment t. Finally, we will take about relevant theories related with redevelopment.

2.2 Urban Environment: Components & Challenges

2.2.1 The Components of Urban Environment of the City:

The city is made up of a group of buildings and spaces that permeates the buildings blocks, each space has its activity and function of its own, and in general the urban environment made up from a range of different elements that give its general shape and creates its distinctive character in the following manner:

1. Urban Buildings
2. Movement Path Network

2.2.2 Development and the urban environment

The concept of development is largely related to, and defined as, an economic process in which wealth and economic growth improve living conditions and safeguard the environment.

However, in the real world economic growth on its own is not a sufficient condition to initiate a socio-economic change and improvement (Hassan & Zetter 2002).

Nevertheless, 'development' can still be seen as a multidimensional process towards desirable objectives. Pearce (1990) argues that what constitutes development depends on what social goals are being advocated by the development agencies, governments, advisers or planners. In the same context, he describes development as a list of attributes which society seeks to achieve or maximize, such as:

- Increase in real income per capita.
- Improvements in health and nutritional status.
- Educational achievement.
- Access to resources.
- A “fairer” distribution of income.
- Increases in basic freedoms.

Looking at development in the urban context, we notice that urban development today, from one perspective, responds to complex forces, in which both modernization and tradition play a part, while from another perspective it exerts tremendous pressure on local urban environments and their surrounding regions and natural resource base, creating enormous and growing problems related, for instance, to water supply, sewage, solid waste, fossil fuel dependency, public health problems, etc. (UNEP 2002).

2.2.3 Driving forces influencing the urban environment

Cities are affected by a number of economic, demographic, social, political and natural factors that shape the urban environment and act upon urban sustainability. These factors are the key driving forces influencing the current and future situation in an urban environment and propelling the system forward. Moreover, the driving forces themselves interrelate with each other in a complex way (Leitmann 1999); for instance, the political process itself is one of the drivers: it can help to shape the way the economy, society, technology and culture develop (Hall & Pfeiffer 2000).

However, driving forces are not inexorable or irreversible: they only have to be translated and dealt with as preconditions for growth. According to Hall and Pfeiffer (2000), the secret is how to use the driving forces positively in order to be able to promote local developments.

2.3 Urban development policies and trends:

2.3.1 Urban renewal:

Is a general concept, includes a wide range of interventions in the urban fabric, which means take decisions and actions to restore existing and neglected urban areas to the best possible condition (Dr. Omar Khrovh, 2013).

Urban renewal activities was Classified in 1958 in the World Federation for Housing and Planning discussions in three policies, which are (Dr. Omar Khrovh, 2013):

- **Redevelopment Policy:** a comprehensive program aimed to re-organizing physical, functional, and population structure for the existing urban area by removing the old and dilapidated buildings that occupy the majority of the existing urban fabric, and reconstruction according to a new comprehensive plan which reflects the long-term policies for the distribution of population and land use.
- **Rehabilitation Policy:** It is important in areas where buildings partially dilapidated and which characterized by a lack of valuable open spaces and green areas and the lack of regulation and congestion.

- **Conservation Policy:** it does not mean to preserve the whole region only, but may also mean choosing a certain number of buildings to be preserved due to high dilapidated and their historic or architectural value, making these buildings interact with the urban fabric of the city as a whole and remain alive within the urban fabric. Conservation has many techniques like restoration, reconstruction, maintenance, and others.

2.3.2 Urban Infill:

Is the process of dictating the gaps in the urban fabric, which has historic links and distinctive unified urban characteristics and interconnected visually by adding a building or a new buildings to make up the tapestry interconnected functionally and visually, they must be consistent in terms of the height and sky line, the size of the mass, scale structural, dimensions, processing interfaces, openings, construction materials and colors. So urban infill achieve to visual integration, not integration of architectural styles.

2.3.3 Revitalization:

Is a way of dealing with the damage urban areas through re-revival style which maintains the urban character, and should be based on a demographic, economic and social studies and deals with the movement system and land use.

2.4 Urban Redevelopment:

Around the world, urban redevelopment is a universal process of exploiting city areas. In Western countries, the development of modern cities is at an advanced stage, and these countries have produced a

significant amount of research on urban redevelopment theories, patterns and evaluation. Research on urban redevelopment, particularly evaluating the impact, has attracted less attention in Palestine. Moreover, the spatial order and development path of Palestinian cities are dramatically different from those of Western cities. (LIN Jie, 2013)

2.4.1 Historical Background:

City is a dynamic and complex system, which means spatial, economic, social and other changes frequently occur together and interactively. Urban redevelopment (or urban regeneration in the western context) has been a vital component of urban development process. There are various strands of urban development theories across the world. (LIN Jie, 2013)

In general, city is a notion of locality and has its characteristics grounded on a historically specific set of geographic, economic and social arrangement. However, in recent decades, much of the contemporary policies which are implemented within the scope of “local” actually reply to the “uncontrollable supra-local transformations, such as globalization, the financialization of capital, the erosion of the national state, and the intensification of interspatial competition (Brenner & Theodore, 2002). In sum, urban transformation based on local space is now increasingly an expression of a wide range of global trends and national strategies and in the meanwhile local space is viewed as their key institutional arenas. Urban redevelopment first took place during the Industrial Revolution and was as a response to the process of urban transition. Now it is mostly regarded as an urban development strategy to promote local economy and attract investment. (LIN Jie, 2013)

2.4.2 The Definition:

Redevelopment is not just constructing buildings; it ensures that residents of a community are empowered to improve their quality of life and environment as a result of sound Planning practices.

Redevelopment is typically perceived as the physical placement and regulation of land uses and structures. (George Lefcoe and Charles W. Swenson, 2014)

However, redevelopment goals should also incorporate other aspects of community development such as design, preservation of historic assets, public spaces, promotion of environmental justice, environmental remediation and even issues that enhance the level of social services provided to neighborhood residents.

According to the Redevelopment Handbook, A Guide to Rebuilding New Jersey's Communities; 'Redevelopment is defined as: A process to rebuild or restore an area in a measurable state of decline, disinvestment, or abandonment. Redevelopment may be publicly or privately initiated, but is commonly recognized as the process governed by the Local Redevelopment and Housing Law and undertaken in accordance with a redevelopment plan adopted by the municipality. If used correctly, it can transform a distressed area into an economically viable and productive part of the community.

2.4.3 Community Redevelopment—the Planners' Perspective

In April 2004, the American Planning Association adopted a policy guide on public redevelopment, stating that "government-initiated redevelopment activities serve a valid public purpose when the public

agency can demonstrate through an adopted plan or other public process that existing conditions make it impractical or impossible for market forces to act in the public's best interest." The guide explains that often times the private sector is better equipped to accomplish community redevelopment goals, and when public-private partnerships exist, they may best promote the larger public interest. – (Lora A. Lucero, 2005)

2.4.4 Redevelopment Process Difficulties:

In many countries, urban planning increasingly involves redeveloping existing urban areas. Often, the redevelopment process is difficult, since it can take a long time to assemble all the plots and there are great financial complications.

Three characteristics of urban redevelopment projects are held responsible. First, these areas often have fragmented land and property ownership (Buitelaar et al., 2008), or private developers already have strategically acquired land, speculating on future profitable redevelopment opportunities. Secondly, redevelopment projects usually include the provision of different kinds of services for public use – such as playgrounds, parks, and road and public transport infrastructure – which can be expensive. Such public works usually increase the value of the real estate in and around the development area, but it is difficult to capture that value increase. Thirdly, an area in need of redevelopment has many existing relationships with adjacent areas, which makes it difficult to draw the boundaries of the redevelopment area (Erwin van der Krabben and Barrie Needham, 2008, P651).

2.4.5 Urban Redevelopment Level:

To enhance the city's advantages and to minimize its disadvantages requires urban design to operate on a level beyond that of individual spaces or areas of restricted size. According to Frey (2001, p20) urban design has to deal with the physical structure of the city region, of the city at large and of its districts. Frey (2001, p21) presented a hierarchical intervention levels and its related issues that should be discussed in these levels.

General development policies are developed on the regional level and it pass through to the lower level to be implemented with more detailed policies, the general polices are tested and redeveloped in the lower level to meet the needed development. The interrelationship of levels should be dynamic and bottom up, and top down relation to achieve the ideal and hierarchical implementation of required development.

But if we apply Frey's definition for the intervention levels and the governorate clusters, it will lead to demonstrate better relationship and hierarchical spatial classification based on a micro and macro structures of the governorate. Table (2.2) illustrates the adapted version for Palestinian intervention levels. The neighborhoods would represent the neighborhood of Palestinian localities of the governorate, the districts are the localities and the towns are the sub-centers while the city represents the governorate.

	Palestinian levels	Frey's levels
Level 1 Strategic Urban Design at	Governorate Level	City Region /Conurbation Level
Level 2 Strategic Urban design at	Localities Level	City /District Level
Level 3 Urban Design of	Neighborhoods Level	Individual Spaces or Groups of Space

In the Palestinian context much attention has been given to the development at the national level (the West Bank and Gaza Strip) and the localities level, while the city region and its districts have been neglected (governorate level).

The urban planning vision should be integrated and developed through all levels and special attention should be given to the governorate level; the local level cannot be developed without clear vision developed at the national and regional one. The relationship among these levels should be mutual and infinite, to achieve the desired development vision and policies.

2.4 Theories about What Motivates Urban Redevelopment Efforts

(Alan Drew Cander, 2011):

2.4.1 Neo-Liberalism and Creative Destruction

A growing body of literature argues that although the state may have been hollowed out, it is not dead and some urban theorists suggest that the state can still make urban areas flexible sites for real estate investment and capital accumulation in a process of “creative destruction” (Weber, 2002; MacLeod and Goodwin, 1999; Fraser, Lepovsky, Kick, and Williams, 2003). The term creative destruction was coined by Schumpeter and, as applied to urban areas, it describes the way in which states and municipalities have been “strategically stigmatizing those properties that are targeted for demolition and redevelopment” (Weber, 2002, p. 520). Theorist Rachel Weber argues that cities and states use legal regulation and science to “stabilize inherently ambiguous concepts like blight and obsolescence and create

the appearance of certitude out of a cacophony or claims about value” (Weber, 2002, p. 520). The underlying implication is that the state adopts legal mechanisms to create a system of planned obsolescence of deteriorated or underutilized areas until the value of the buildings sinks below the value of the land and the area becomes ripe for redevelopment. As a corollary, it is posited that local states and municipalities may correspondingly decide to disinvest in certain areas and effectively let them lie fallow until obsolescence and underutilization reduce values enough to generate redevelopment potential.

In practice, what this suggests is that, in accordance with neo-liberal constructs that favor the free market over government intervention in local redevelopment initiatives, local states adopt redevelopment statutes with language that makes it quite easy for cities to declare areas blighted, underutilized or obsolete. Indeed, the municipal declaration of a specific site of contiguous properties as obsolete, blighted or underutilized, particularly if the area is close to downtown, mass transit, and other public services, effectively advertises the area to renters and redevelopers as a prime site for redevelopment and reinvestment. Real estate investors and redevelopers then approach the city with redevelopment proposals for the site with financial projections that predict intensive revalorization of the site and increased tax revenue generation: the supposed antidote to so many municipal fiscal woes. Positive economic development forecasts arm municipalities with the data for meeting the public use requirement and, assuming the proposed redevelopment is couched in terms of an approved master plan, the result is a legally defensible window for

using eminent domain to relatively quickly acquire the properties for transfer to redevelopers.

2.4.1 Rent Gaps, Uneven Development, and Revanchist Gentrification

Relevant literature suggests that rent gaps and uneven development may encourage or enable creative destruction and the use of eminent domain to facilitate urban redevelopment. Rent gap theory asserts that “rent gaps” occur when falling ground rents on the periphery of business districts catalyze the movement of capital and residential and non-residential growth and development from the inner cities to the suburbs (Slater, 2002). Land values and rents in these peripheral areas decline severely, poorer residents move in, the ranks of absentee landlords increase, upkeep and maintenance falter and buildings deteriorate or become economically or functionally obsolete (Smith, 1996). Once disinvestment takes hold in these peripheral areas they represent low points of land rent, or “rent gaps”, relative to the much higher land rents found in the central business districts and suburbs. This disparity in rent values in the periphery compared to rent values downtown and in the suburbs is referred to as the rent gap and is a hallmark of uneven development (Smith, 1996).

However, the crucial element is that at some critical point, land values fall low enough in these disinvested rent gap areas that investors, renters, and redevelopers recognize that these areas can be profitably redeveloped with high end residential and non-residential uses (Slater 2002). At this point, according to theory, there tends to be a

corresponding push from upper middle–class households, recognizing the financial gain through rising property values that can be realized from moving into these redeveloping areas. Urban theorist Neil Smith equates the decision to move back into the cities as a sort of revenge of the middle class that he terms “revanchism” (Smith, 1996). He argues that they are gentrifiers, affluent residents – generally coming from elsewhere within city limits, but also from the suburbs – willing to trade the greater spaciousness of more distant city neighborhoods and nearby suburbs for the amenities and cultural opportunities of the city to live in housing in redeveloped districts likely to appreciate in value.

Some cities may experience an iterative cycle of rent gaps, revanchism, and gentrification. These cycles may reach into immediately surrounding areas not yet undergoing gentrification.

At some point, the rise in land values and building values associated with the process of rent gap formation, revanchism, and gentrification may begin to spill over into still deteriorated neighborhoods just enough to raise expectations that these areas are ripe for redevelopment but still cheap enough to easily acquire.

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Chapter 3

Case Studies for Re-Development

3.1: introduction.

3.2: Florence Re-development case study.

3.3: Beirut Re-Development case study.

3.4: Tulkarm Re-Development case study.

3.5: Conclusion

3.1 Introduction:

After presenting the theoretical study of the concept and theories of redevelopment, it is important to address the case studies and highlighting different aspects and the strengths and weaknesses on the cities, in order to identify the problems of these cities and how to overcome these problems and resolve them, and how to benefit from the experiences included, which will help us to set re-development strategies for the Eastern District in Nablus city.

So was selected to study the development of the city of Florence global case, and develop the city of Beirut regional case, and the study of the development of the center of Tulkarm, As a Palestinian case, to benefit from these experiences for the redevelopment of the eastern areas in the city of Nablus, and therefore we will discuss development goals, public policies, methodology and results of each case study.

3.2: Case Study 1: Redevelopment of Florence city

Florence city located on the South of state of Carolina in the USA, an area of 45.9 km² and an area of the city center is about 2 km².

Strategies to redevelopment the city center sets in order to develop the central region by studying the area and develop plans and draw solutions.

3.2.1: Stages of Redevelopment:

- First stage : Identify implementation procedures through draw the plans such as CBD plan and design plans, and divide urban

planning sectors that will be implement and complete various analysis, including buildings analysis, market analysis, and evaluation of historic buildings and others.

- Second stage: Analysis of financial feasibility of the project and evaluation of real estate and finance strategy and other implementation procedures.
- Third stage : present the final results , and that is are :
 1. Based on the current population, and purchasing income and trends of growth, market factors large enough to develop the city center, as well as residential sectors and selling food and administrative sector.
 2. Based on the high percentage of historic buildings in the city center, that reflect the commercial and industrial history of Florence, it can be classified a part of the city center as a national historic district.

3.2.2: Policies of Redevelopment in the City Center:

The region is divided into four segments, and the implementation Committee make some changes into region law, and these sectors are shown in the map.

1. Centre area: Intended to promote good urban design for this region, and to keep the identity of the city, according to the design guidelines attached in the consolidated law division, covering 14 Block.
2. Culture and Arts District: and intended to build a building valuable and attractive, which can be found through a new

building , according to the design guidelines attached in the consolidated law division, covering 12 Block.

3. Historic district: and it intended to respect the historic character of Florence's city center, and set a criteria for inclusion as a historical part of the National Register.
4. Redevelopment area: and that will develop the city of Florence in particular and the state of Karolina in general, of area about 500 acres.

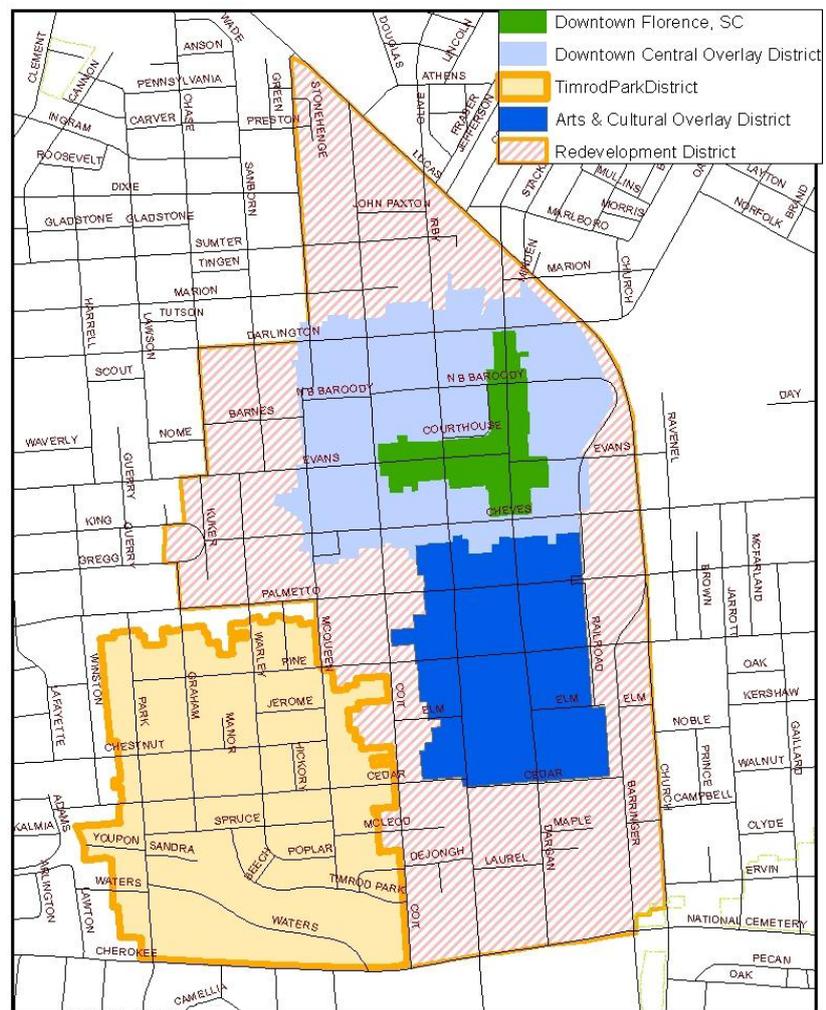


Figure (1): Florence CBD and development sector (Hunter Interest, Inc., 2004)

It has been expanded the role of the development committee of the city, by providing them with full-time and professionals planners are working on implementation plans for the redevelopment of the city center.

3.2.3: Principles Guidelines for the Project:

Some principles guidelines set for the implementation of the project, the goal of which is to build a framework that enables developers and homeowners and the city government to develop the city center, these principles include the following elements:

- Keep an improved and uniform identity to the center of the city of Florence.
- Respect the historic character of downtown Florence.
- Strive to build design elements in all parts of Florence's city center.
- Encourage mixed uses in the city center, but in an appropriate manner.
- Avoid land use patterns in the vicinity of the city and not to use them in the center.
- Improving the gates and corridors.
- Establishment of a coordinated system of banners in the city center.
- Giving priority to pedestrians.
- Creating spaces for pedestrians in the sales and shops areas.

3.2.4: The General Principles of Improvement

And also it include principles of improvement, and that it:

- Taking into account the comfort and safety of pedestrians when improvement.
- Control vehicular traffic.
- Re-planning facilities along the main street.
- Put sidewalks and pedestrian lanes on all streets.
- Planting trees on all the streets in order to city beautification.
- Uniting and redesigned the banners.

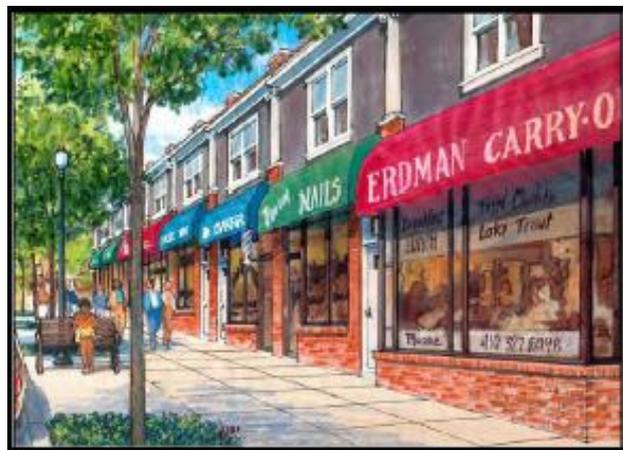


Figure (2): Shade to improve the interfaces. (Platt, A. & Associates, 2004)

The principles also include references and recommendations related to building elements (interfaces, roofs, buildings, paint colors, shades), and parking, and service areas, standards and rates of construction elements and squares and others.



Before Development

After Development



Figure (3): Intersection in Florence before and after development (Platt, A. & Associates, 2005)



Figure (4): Street after Planting (Platt, A. & Associates, 2005)

3.2.6 The Benefit of the Project in Redevelopment the Eastern Areas in the City of Nablus:

From the study of the Redevelopment of Florence City Center Project we can take advantage of the following points:

- The Stages of Redevelopment that were used in redevelopment the city center can be used in redevelopment Nablus's Eastern Areas.
- General Policies and Principles Guidelines for the Project can be applied in Nablus's Eastern Areas in some regions.

3.3 Case Study 2: Redevelopment for Commercial center in Beirut:

3.3.1 About Beirut:

Beirut is the political capital for Lebanese Republic and the biggest city, its population more than two million people, according 2007 Statistics. The majority of vital facilities such as industry, trade and services are concentrated on it, in addition to that, it's considered as Lebanese political center. The city passed through the time many disasters from earthquakes and wars, most recently Lebanese Civil War. And then re-reconstruction and rehabilitation of the city, especially its center commercial bringing back its tourism and make it an attractive tourist destination.

3.3.2 About the Project:

The project covered area with total area 191 hectare. 118 hectare are the traditional city center and the area added from the sea around 73 hectare. 93 hectare from the total area is being developed by French Solidere Company, rest of the area is government properties (Solidere, 2012).the following figures illustrate these areas:

(Solidere, 2012 Adapted researcher)

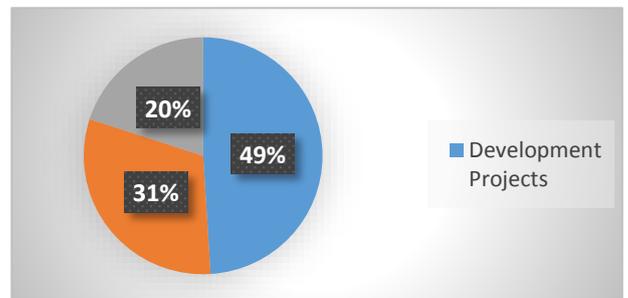


Figure (5): Land Use Ratio

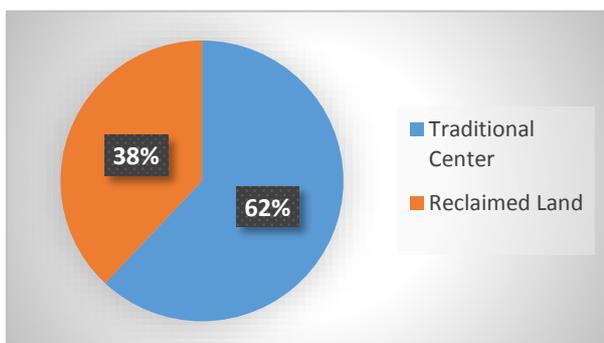


Figure (6): Reclaimed Land Ratio

3.3.3 The Important of the Project:

The important of this project in which it aims to redevelop the commercial center of Beirut through the conservation of old architecture heritage and reuse the old building with uses meet the requirement of modern life . Moreover, the project aims to exploit the aesthetic, historical and watery elements that existing in the project area so that they will be attractive elements for the city.

In addition to that the political and symbolical aspect for the project, the Comprehensive planning process return the Beirut center to appear as main and active region at the same time includes historical heart, business center, residential areas and social squares (Lebanon.Com Interactive, 1999).

3.3.4 Project Objectives:

The main objectives for the projects are (Lebanon.Com Interactive, 1999):

- Reintegrating the central region with Capital region and reinforce its relationship with the adjacent areas through the improvement of transportation network and put comprehensive police for public transit.
- Preserving the city historical heart.
- Development mix use area on the reclaimed land which will have great view on the Mediterranean Sea.
- Preserve the neighborhoods (in Sfai, Marwon and others) which will form a beginning to improve life quality on it.
- Develop beach garden and cultural facilities in the adjacent area, and make street for hiking on the beach.
- Provide correlation between the traditional area and the reclaimed land by Construction Street between east and west through the traditional region.

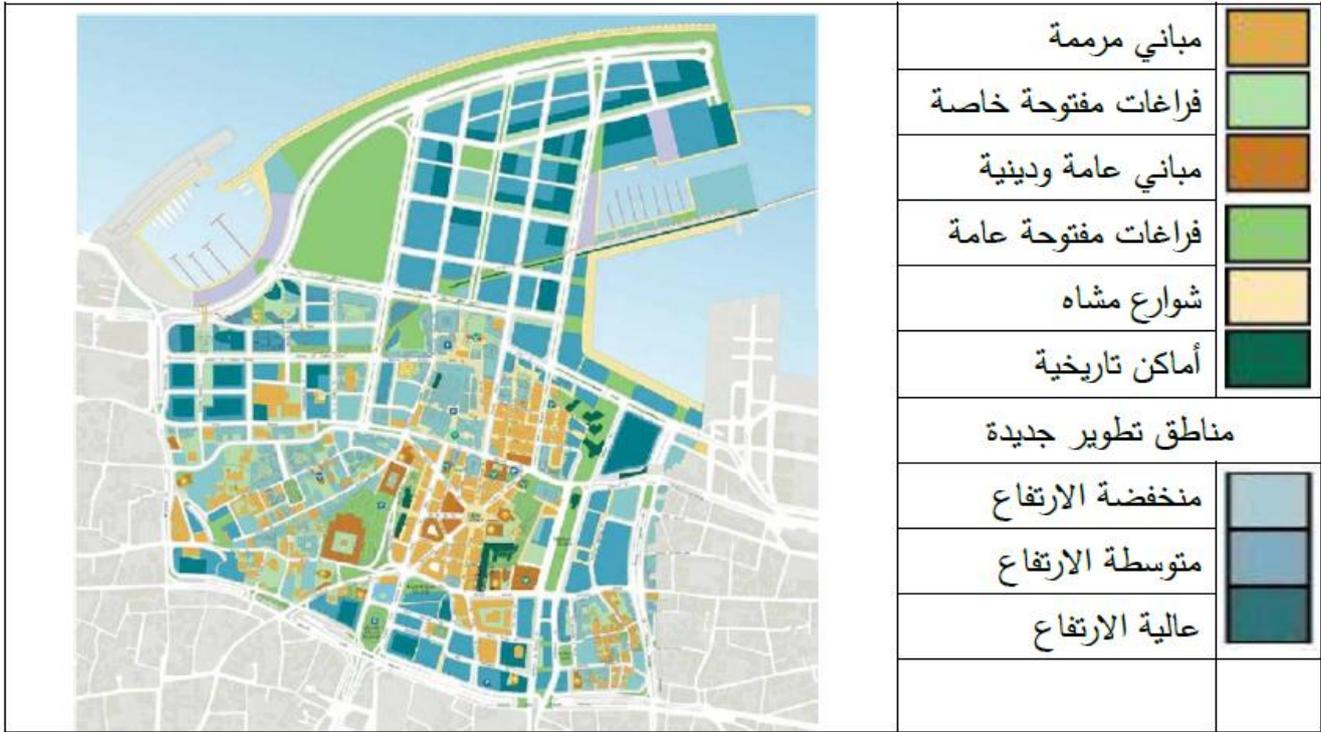
- Provide service roads and public parking underground in the main sites, in order to reduce vehicle traffic inside traditional area.
- Develop mix use region in which it includes residential uses, offices and hotels.
- Create a better visual perception, and linking Al-shuhada Square with Waterfront from urban aspect.

3.3.5 The General Outline of the Project:

Detailed and coordinated plan of action was put to implement in phases for the traditional region and its extension area on the waterfront. The plan in Figure (3):

- Divides Beirut city center to 10 sectors each one has special character.
- Works on restore public property with establish modern complete infrastructure.
- Provides urban design frame for new building and restoration of historic buildings and conservation.
- Reflects topography and natural features for the site and provide view on sea and mountains.
- Provide public spaces like gardens, squares, parks and pedestrian paths.

- Accommodate wide mix of land uses starting from Business and



institutional to residential, cultural and entertaining facilities.

Figure (7): The general outline of the project (Solidere, 2012).

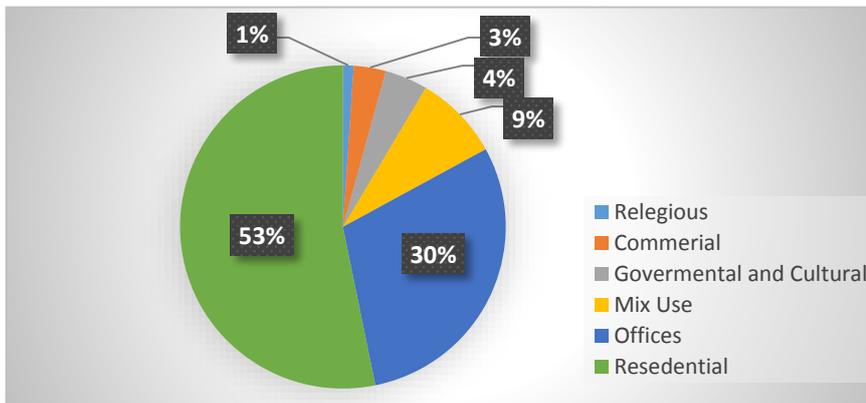


Figure (8): Land Use Ratio in the Project (Solidere, 2012 Adapted researcher).

3.3.7 General Polices For the Project:

- Financial , business and help services sector
- Residential sector

- Commercial Sector
- Cultural, entertaining and tourism facilities
- Governmental sector

3.3.8 Lands Development

Lands development activities involve cities planning, land division, urban administration and preparation sites including explore archaeological sites, infrastructure, street furniture and natural views. This activity precede real estate development and it was crucial in adding value to the property in the city center. And from the main fields of development in the Beirut area:

- ✓ **Infrastructure**
- ✓ **The New Waterfront Area**
- ✓ **Real Estate Development**
- ✓ **Historical legacy**



Figure (9): Side cafes in Exhibition Road in the commercial center of Beirut (Samar Mohammed Abu Ghali, 2013).



Figure (10): Street with old buildings that have been renovated in the commercial center of Beirut (Samar Mohammed Abu Ghali, 2013).



After Rehabilitation



After the War

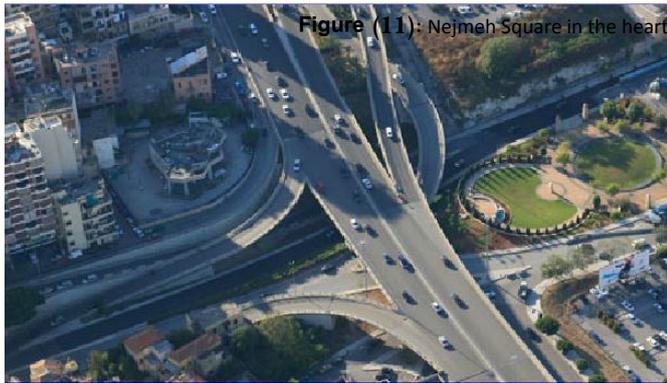


Figure (11): Nejme Square in the heart of traditional center of Beirut (Gavin A. 1996).



Figure (13): Grand Serail in Beirut center after the renovated building (Samar Mohammed Abu Ghali, 2013).

Figure (12): Part of the road network in area in Beirut center (Solidere, 2012).



Figure (14): Hiking way as well as the sky in the background (Solidere, 2012).



Figure (15): historical buildings that have been renovated in Beirut city center (Solidere, 2012).

3.3.9 The Benefit of the Project in Redevelopment the Eastern Areas in the City of Nablus

There are overlap between Beirut city center redevelopment project goals and the goals of redevelopment the Eastern Areas in the City of Nablus Project As follows:

- Reintegrating the central region with Capital region and reinforce its relationship with the adjacent areas through the improvement of transportation network and put comprehensive police for public transit.
- Preserving the city historical heart.
- Provide correlation between the traditional area and the reclaimed land by Construction Street between east and west through the traditional region.
- Provide service roads and public parking underground in the main sites, in order to reduce vehicle traffic inside traditional area.
- Create a better visual perception, and linking Al-shuhada Square with Waterfront from urban aspect.

These goals are similar to the Nablus's areas redevelopment project. So Beirut's redevelopment will be a good experience for our redevelopment.

3.4 Case Study 3: Redevelopment for Commercial center in Tulkarm:

3.4.1 General Background:

Tulkarm is one of the Palestinian cities, which are located in the northern Part of West bank and eastern Part of The Palestinian Coast ,and bordered by the cities of Nablus, Jenin, Qalqilya, the Planning of city of Tulkarm take the central Pattern , and land uses distributed, but this distribution of services is uneven in all regions .And that is because fragmentation of ownership, inadequate infrastructure, compared to an increase of the population and Segregation Wall which limited the expansion of the city. (Tulkarm Municipality, 2002).

The services area concentrated in areas more than others , especially the city center and, while the surrounding areas lacking (suburbs) for these services, there is a random distribution in the territory of the services, and the main reason why these random , is the lack of planning for a period of time, and the expansion area of the city and join the suburbs of the city administratively and organizationally and engage in a servicing, resulting in the expansion of the geographical area and the concentration of services in the city center with a random within this center.

3.4.2 Redevelopment Study Area:

The main street considered as commercial to the city of Tulkarem, with a 350 meters long and is divided into two regions, the gold market and the other section from the roundabout area to the old municipal building included Jamal Abdul-Nassir square and Paris Street.

The importance of the study area from being a center of trade and service, to the province of Tulkarem areas and the surrounding areas of the 48'sPalestenian nearby, which is a commercial market for these areas .

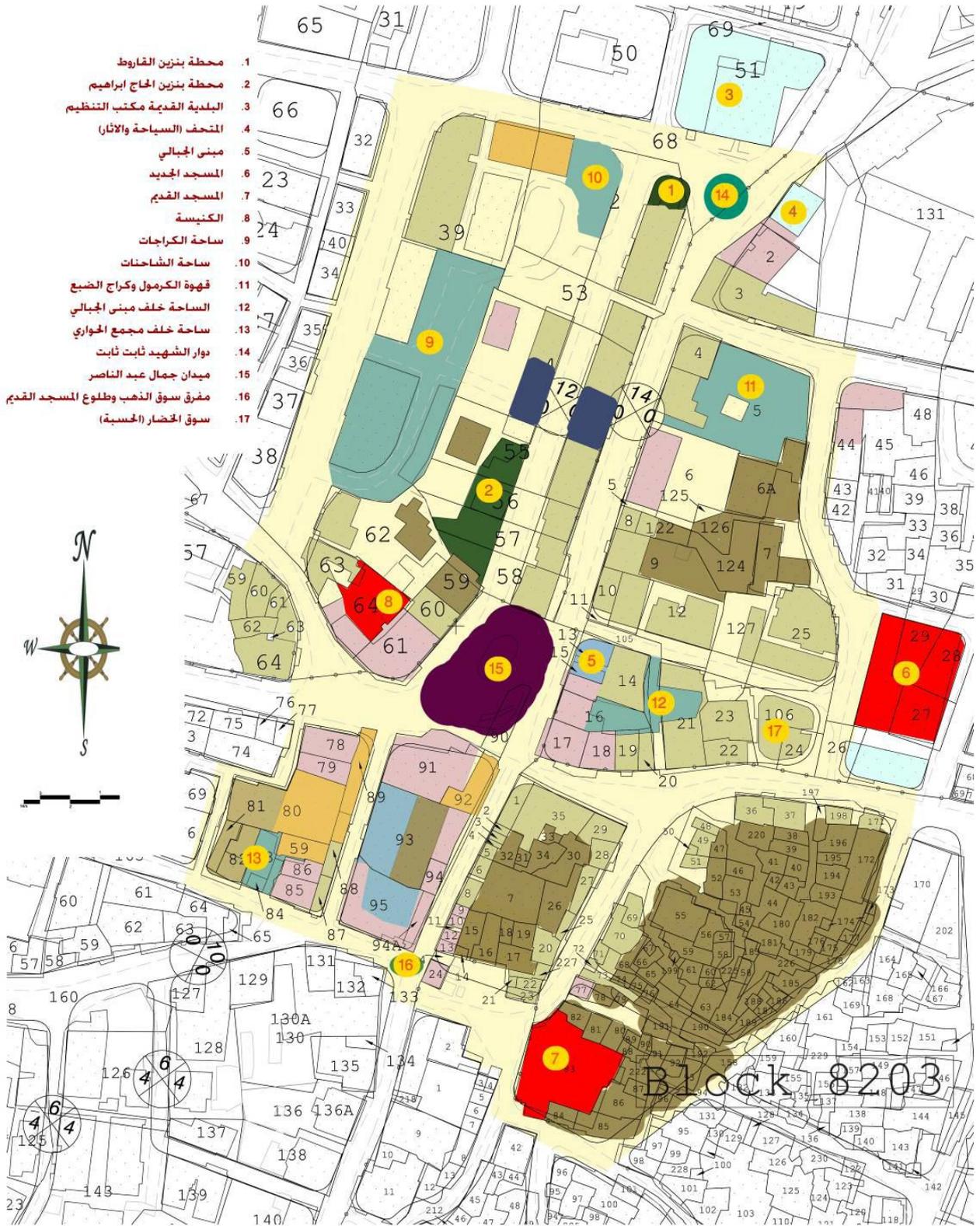


Figure (16): Study area (Tulkarm Municipality).

3.4.3: Opportunities of Redevelopment in Study Area:

1. Site, which mediates the city and county, which must be invested to form an active center and coordinated with the ocean.
2. Nature, free from difficult terrain, which facilitates the development of the region.
3. The presence of public facilities, electricity, water, sanitation and communication networks and the streets where it is possible to develop them.
4. Availability of public and religious services and banks, and security services.
5. Provide the human element educated and qualified professional and skilled manpower in various fields.
7. Provide an economic potential and business people who have the experience and ability to contribute to economic development.

1. restructure in there and general shape because it didn't achieve architectural identity for the region.
2. The region's lack of a forestation and green areas.
3. Few visual attractions in the region.
4. The lack of restoration of old buildings led to the chaos on it, especially to the upper floors unused (abandoned),
5. Lack of attention in the maintenance of the facades of the buildings on the main street.

3.4.4: Proposals for the Development in the Center of Tulkarm.

Proposals based on the development of the downtown area and restored by solving the problems in the region and launch development and development projects foster an entrepreneurial spirit among residents of the city and the private sector to invest in property untapped in the region through the restoration and re-use of heritage buildings new uses of benefit the local community, and provide new services It was not present, such as cultural, social and recreational services, which provides an outlet for the city's residents and enhance employment opportunities in the region as they go back to income on the property owner or investment. The proposals are:

1. The Study of the Movement of Vehicles in the Region:



Figure (17): Current Situation (Mohammed Khalid, 2008).



Figure (18): Proposal Design (Mohammed Khalid, 2008).

2. Providing the Area with Furniture.



Figure (19): Current Situation (Mohammed Khalid, 2008).



Figure (20): Proposal Design (Mohammed Khalid, 2008).

3. Organizing Squares and Spaces



Figure (21): Current



Situation (Mohammed Khalid, 2008).

Figure (22): Proposal Design (Mohammed Khalid, 2008).

4. Restoration of the Old and Historic Buildings



Figure (23): Current Situation (Mohammed Khalid, 2008).



Figure (24): Proposal Design (Mohammed Khalid, 2008).

5. Billboards and the Doors of the Shops



Figure (21): Current Situation. Source (Mohammed Khalid, 2008)



Figure (22): Proposal Design. Source (Mohammed Khalid, 2008)

3.4.5: Results and Recommendation from Redevelopment of Tulkarm:

1. Coordination between municipal departments with each other and coordinate with the institutions and stakeholders outside the municipality and the community.
2. Work on identifying special areas for parking and rehabilitation of public toilets and to identify areas for stalls and privatization.
3. Work on the rehabilitation, restoration and use of the buildings on either side of the gold market.
4. Not use of old buildings on the upper floors as markets business and can be used to attract restaurants, sites and tourist areas.

5. Develop laws and regulations concerned with the protection of historical and archaeological areas in general.

Develop laws to standardize the design frameworks for awnings, billboards, and the unification of doors colors commercial shops.

3.5 Conclusion

This Chapter presented a number of international, regional and local experiences, which have varied information and benefits, in the redevelopment of Florence city center experience we can benefit from Stages of Redevelopment, general policies, principles guidelines, studies and analysis which are necessary to do so. In the redevelopment of the Beirut's commercial center experience we can benefit from the directive general plan and detailed one for the region, in addition to that, the similarity of objectives between the two projects will help in many points. At the local level – which have a lack in practical experience – the redevelopment of Tulkarm commercial city center, gives an approach to how re-development at the local level processing.

Chapter 4: Site Selection

4.1 Study Area:

The city of Nablus is one of the most ancient urban centers in Palestine and the region. It carries within the folds of its mountains, valleys, and plains the indelible marks of the successive civilizations that have lived there over thousands of years.

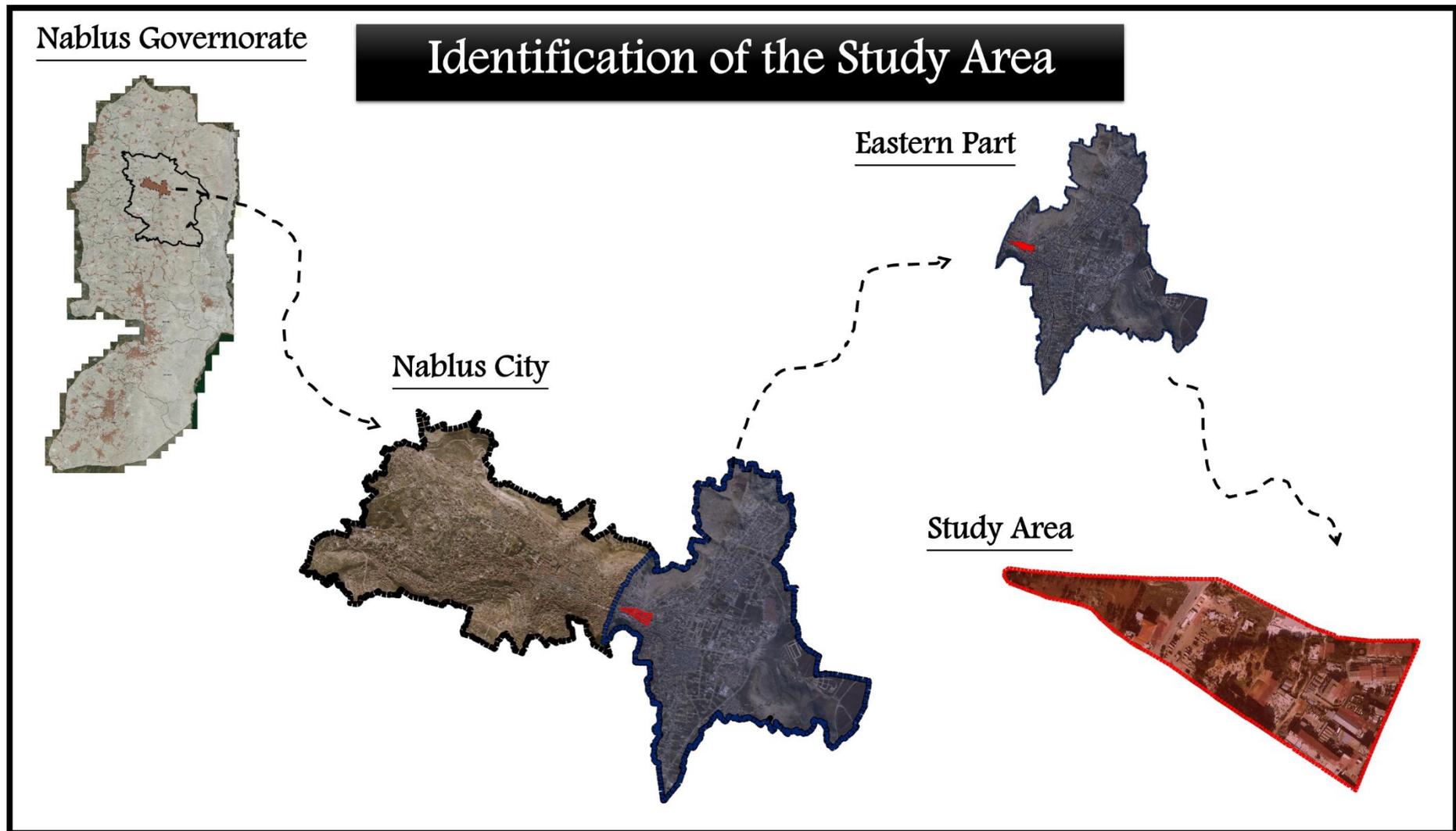
The topography, landscape, and natural resources of the city of Nablus have created the distinct shape of the city's urban development, which added to its unique architecture, have rendered it a masterpiece. In spite of damage caused by invading and conquering forces, the significance of the city of Nablus remains and is continuously renewed.

Areas in the eastern part of the city faces organizational problems which are indiscriminate development and poor land use. In addition to that the eastern part has archaeological site "an ancient Canaanite city Shechem" and open areas that are abandoned and used incorrectly these areas was taken as case study, the map(1) below show the study area and its location according to other governorate .

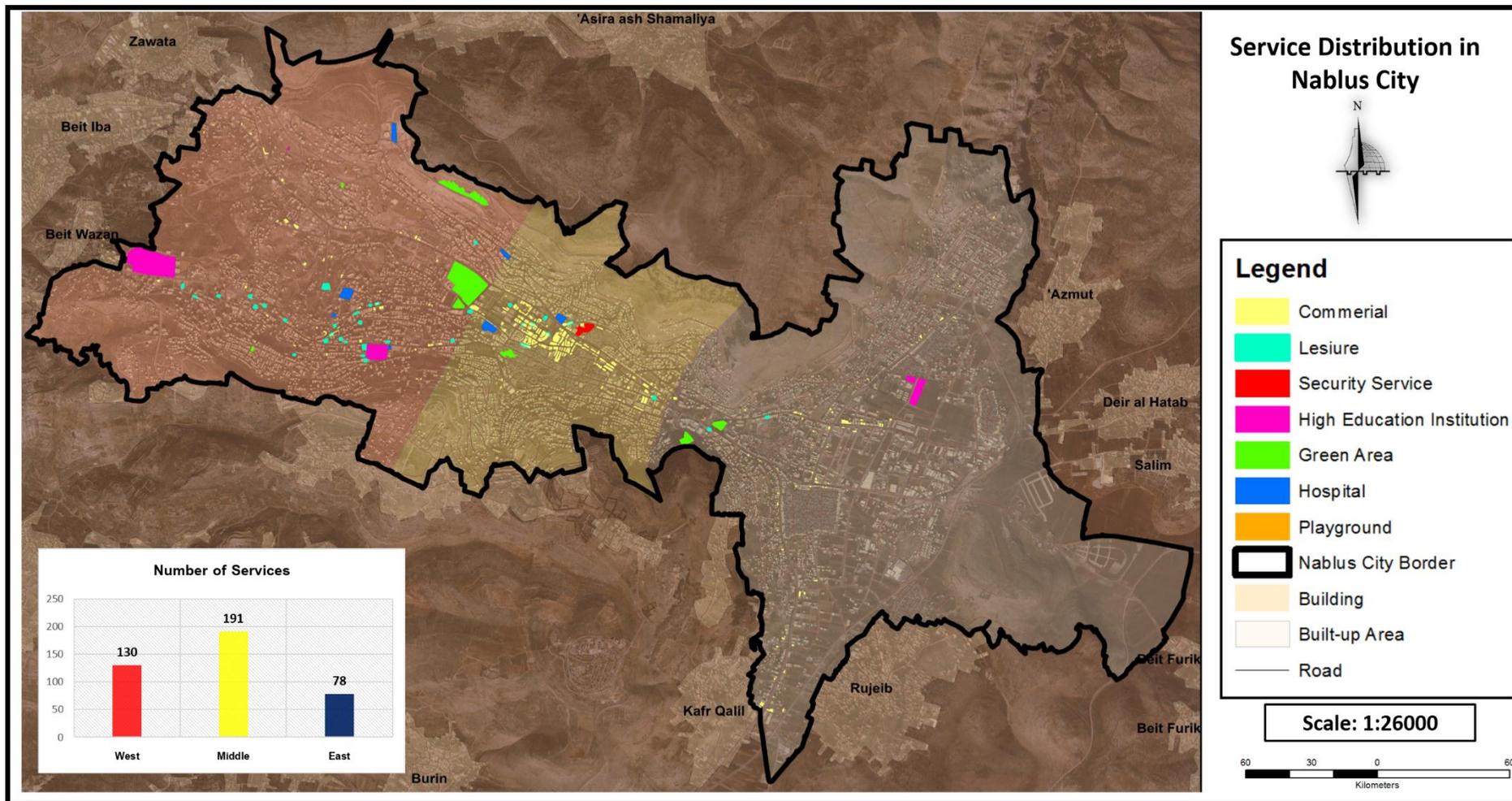
4.2 Site Justifications :

1. Unfair Services Distribution: we notice in the map (2) below that the service concentrated in the middle and west parts while the east part has less service.
2. The Difference in population density and concentration of it in some parts of the city: the eastern area has high population density due to the existence of 3 camps in it in addition to that this region suffer from lack of services. Map (3) below show the distribution of population density in Nablus city.

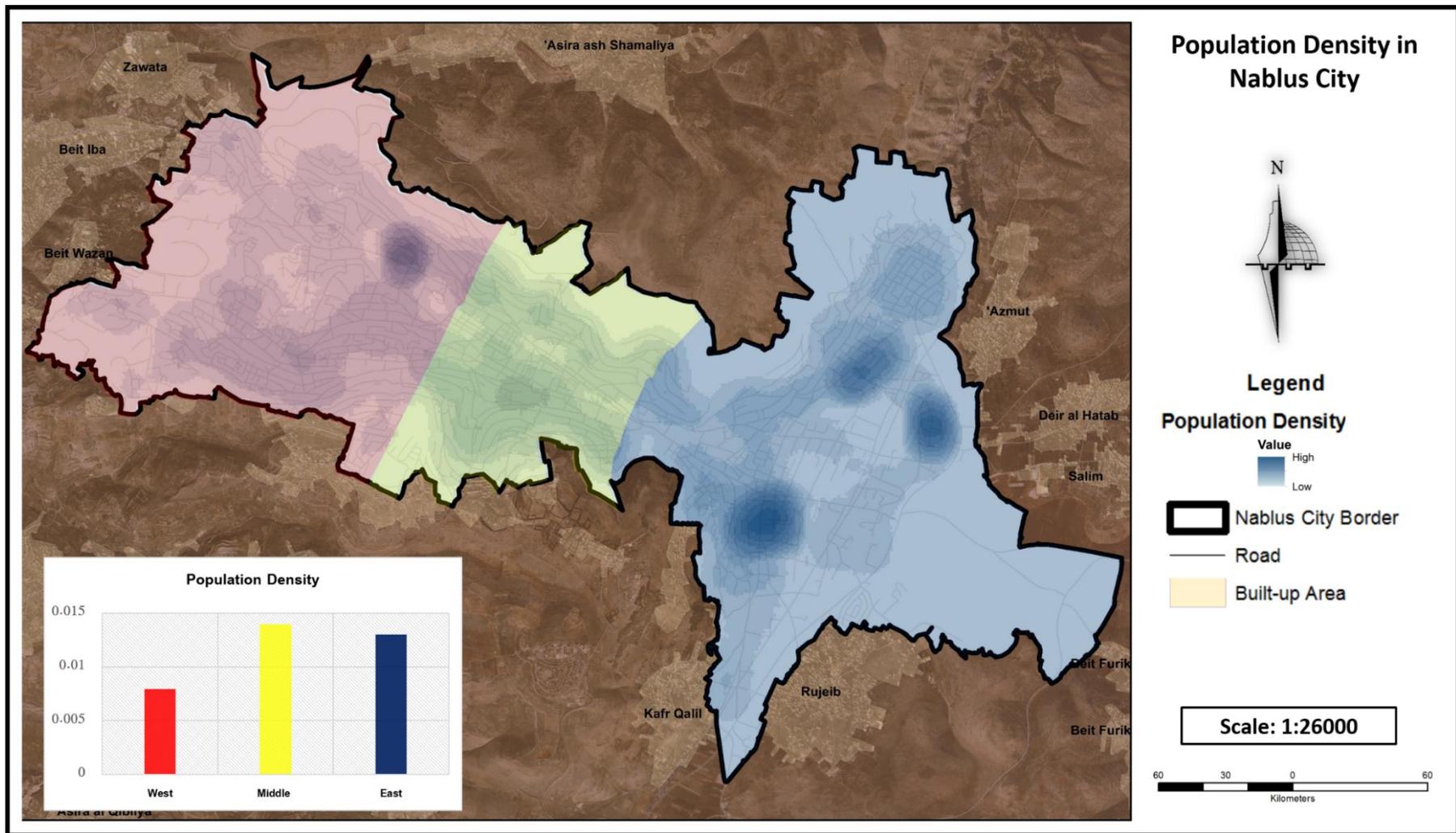
3. Unplanned Urban Growth which led to the destruction of lands:
Due to the urban growth in the city the built up area increased year by year, which led to lack in open and green areas .This require redevelopment vacant, abandoned, or underutilized land and having open spaces. Map (4) below show the urban development in Nablus city during different periods.



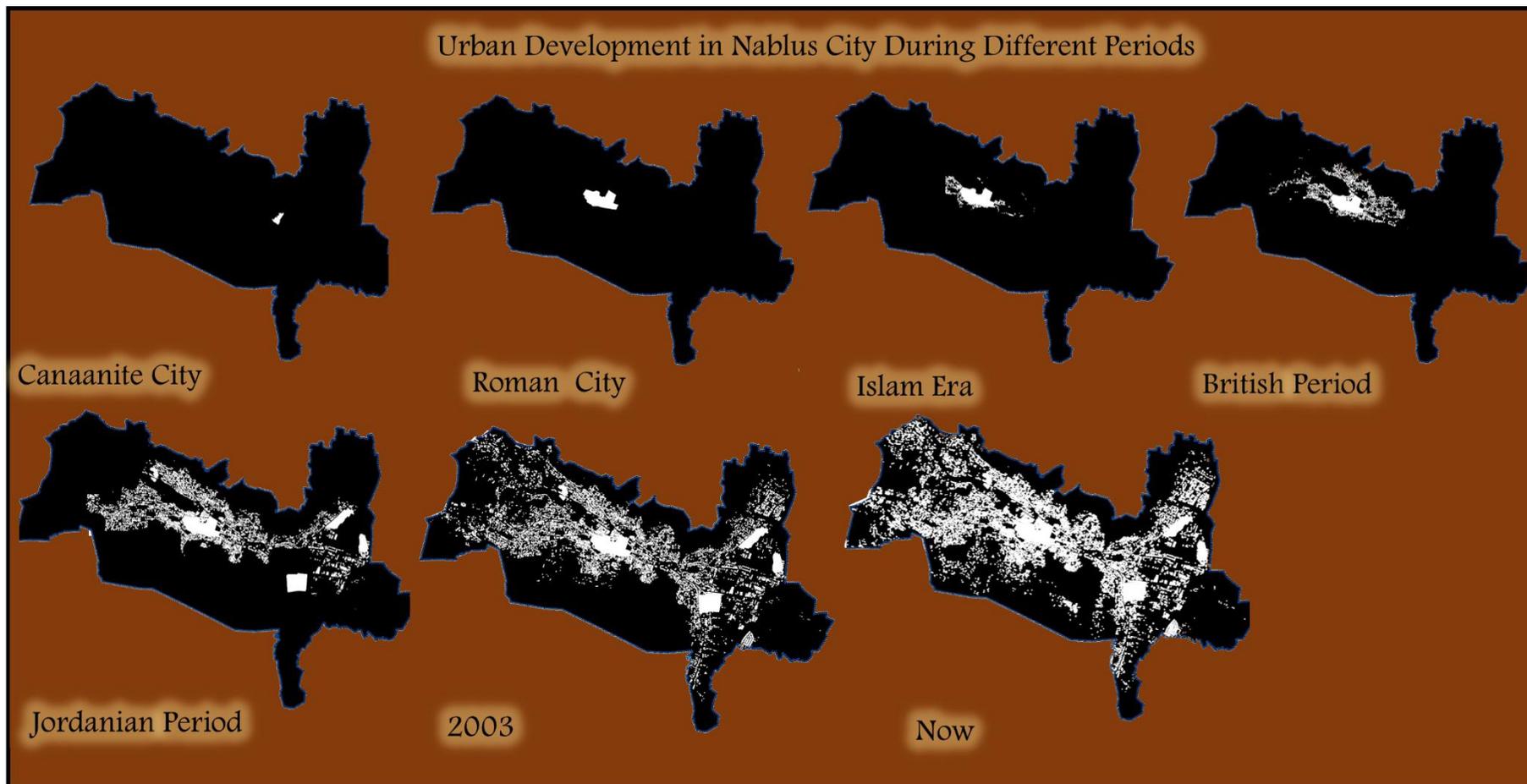
Map(1): Identification of Study Area.



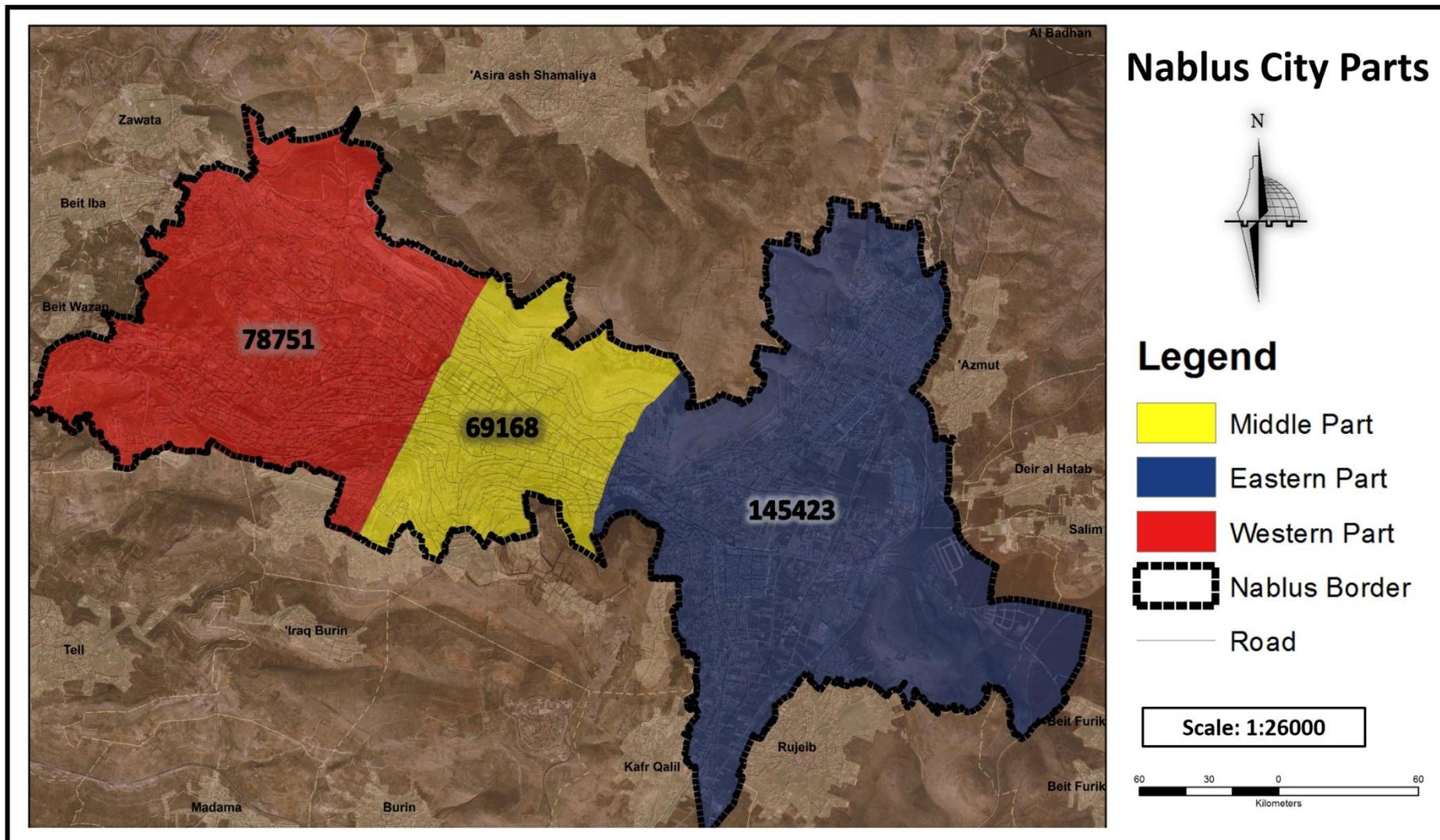
Map(2):Service Distribution in Nablus City.



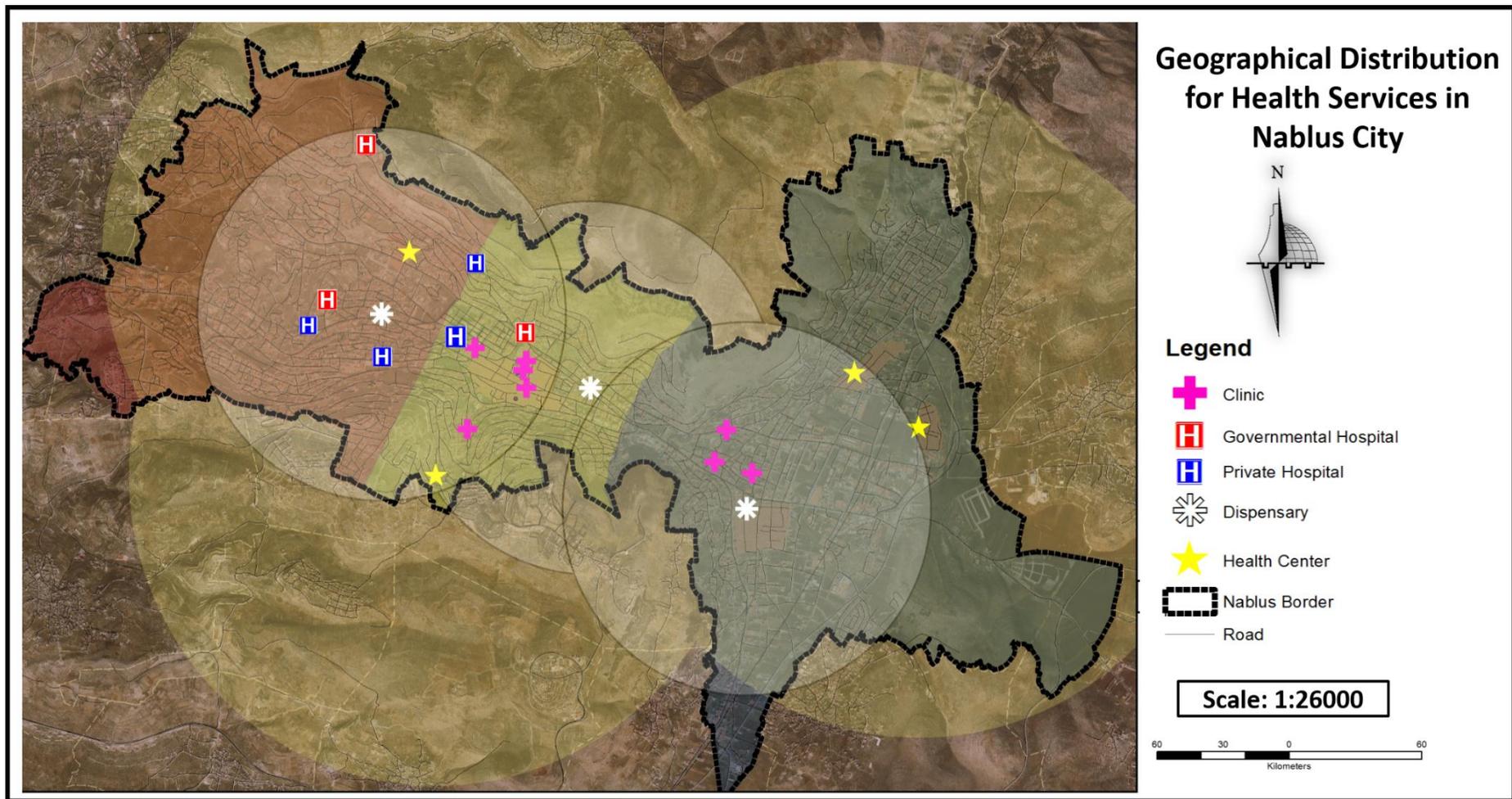
Map(3): Population Density in Nablus City.



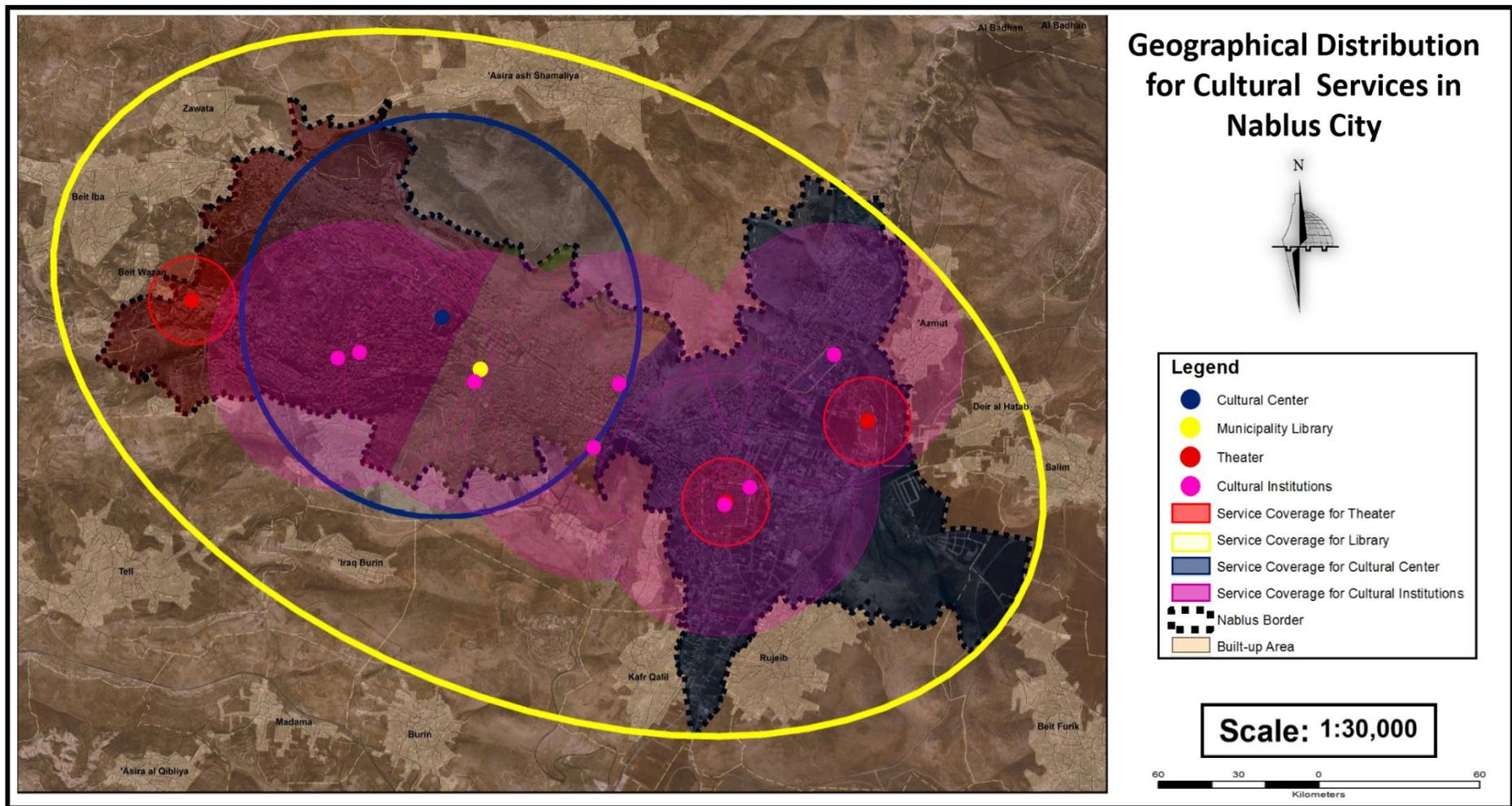
Map(4): Urban Development in Nablus City During Different Periods



Map(5): Nablus City Parts

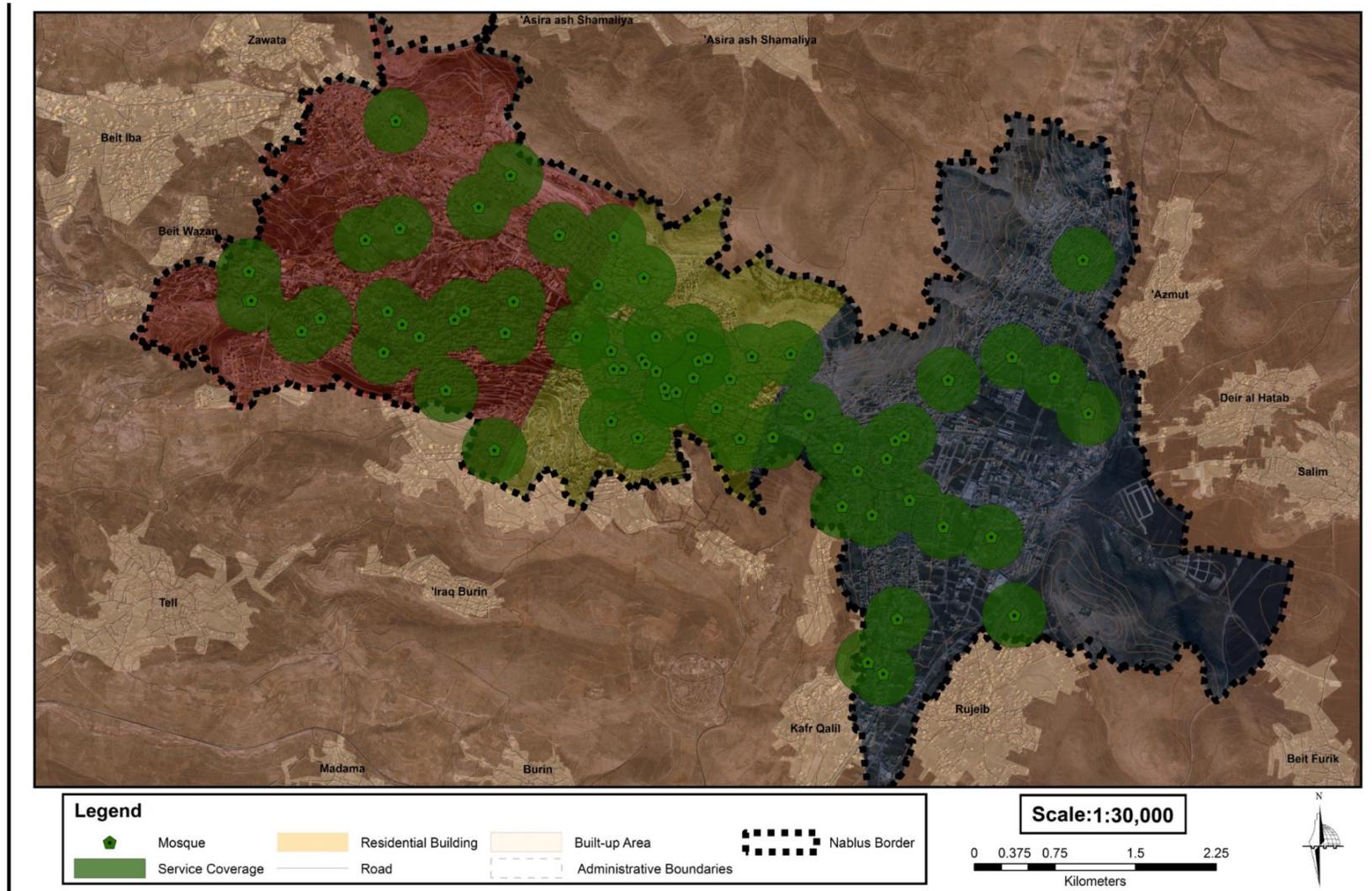


Map (6): Geographical Distribution for Health Services in Nablus City.

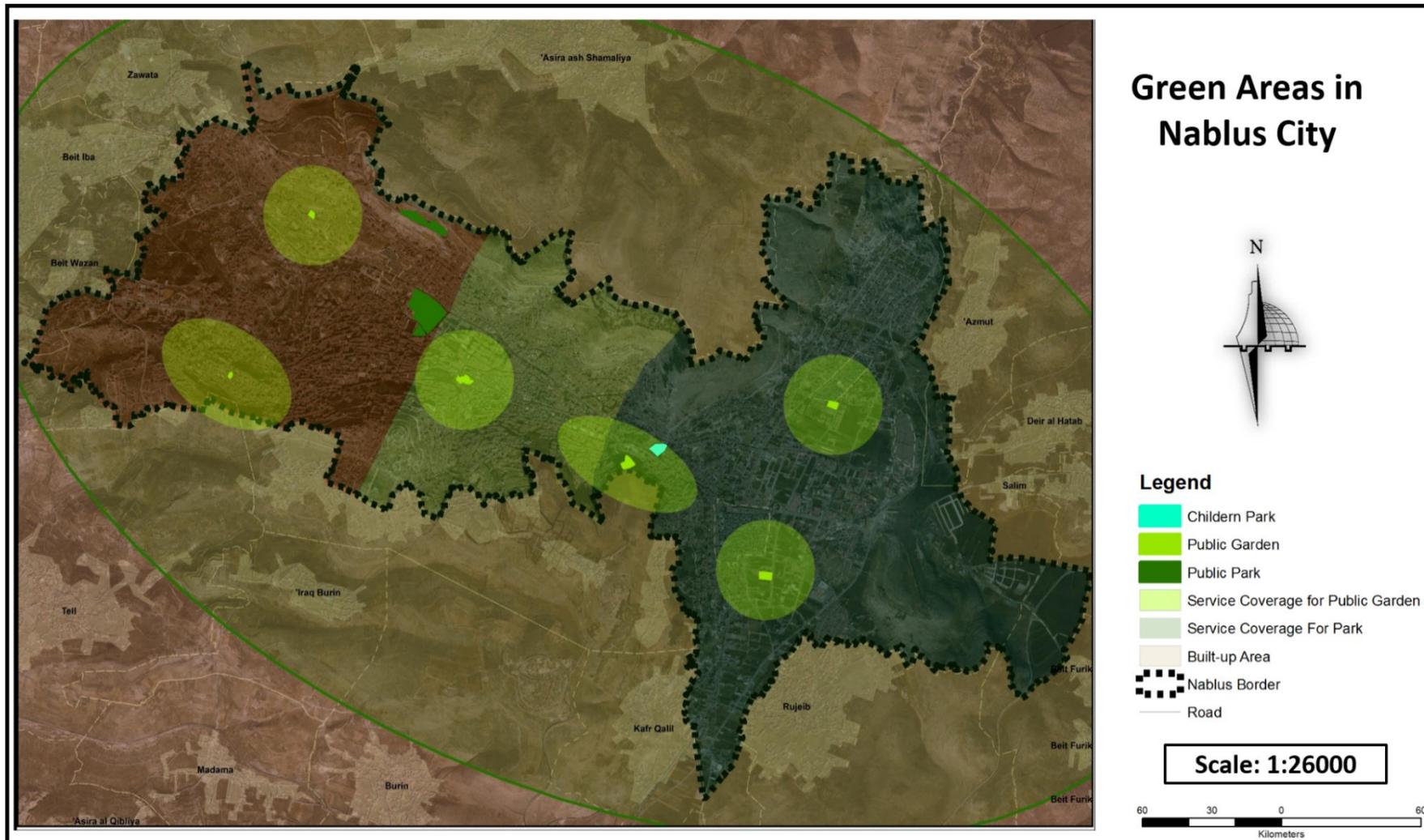


Map (7): Geographical Distribution for Cultural Services in Nablus City.

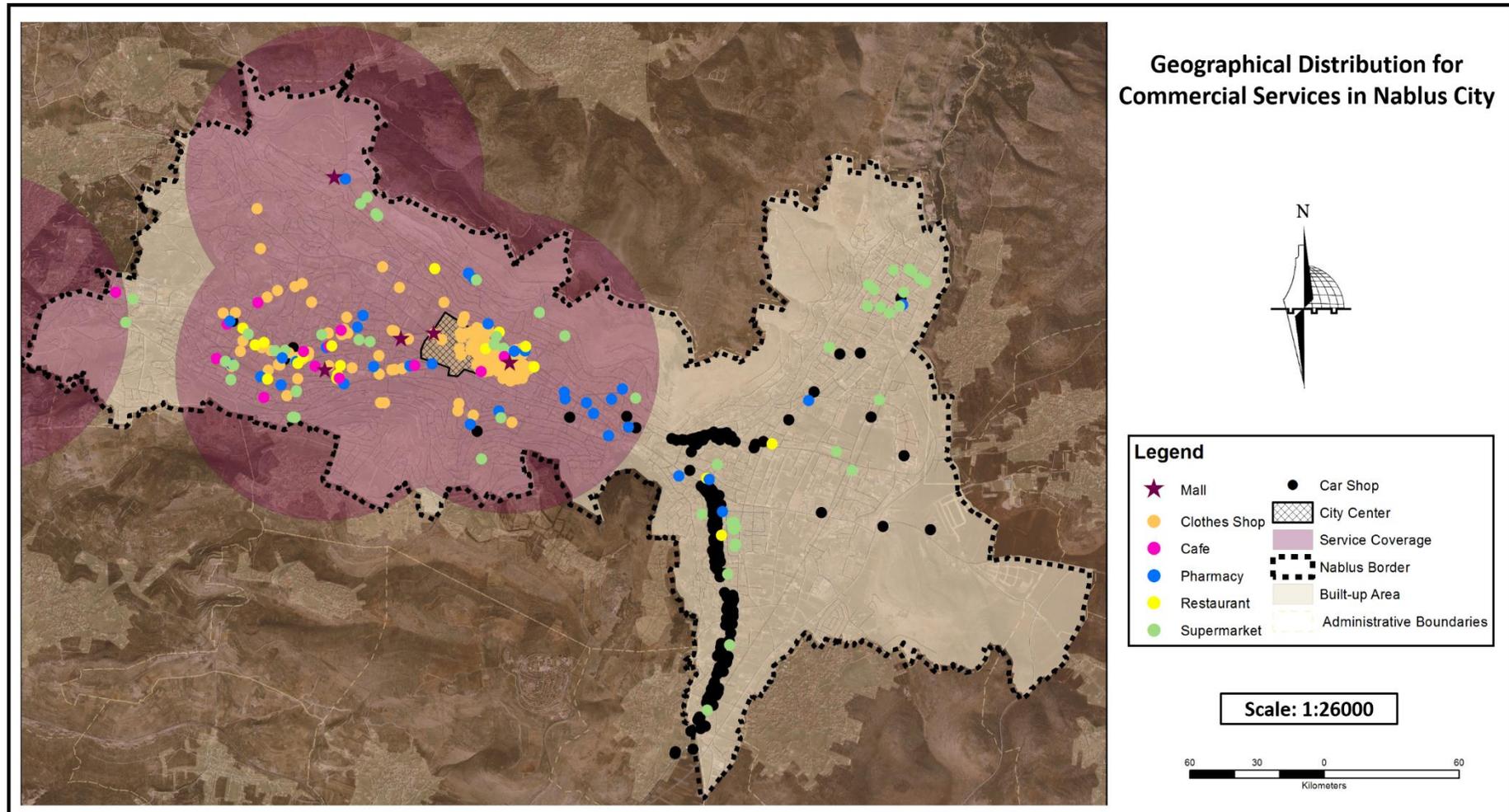
Map (8): Geographical Distribution for Religious Services in Nablus City



Map (9): Geographical Distribution for Green Areas in Nablus City



Map (10): Geographical Distribution for Commercial Services in Nablus City



4.3 Site Analysis:

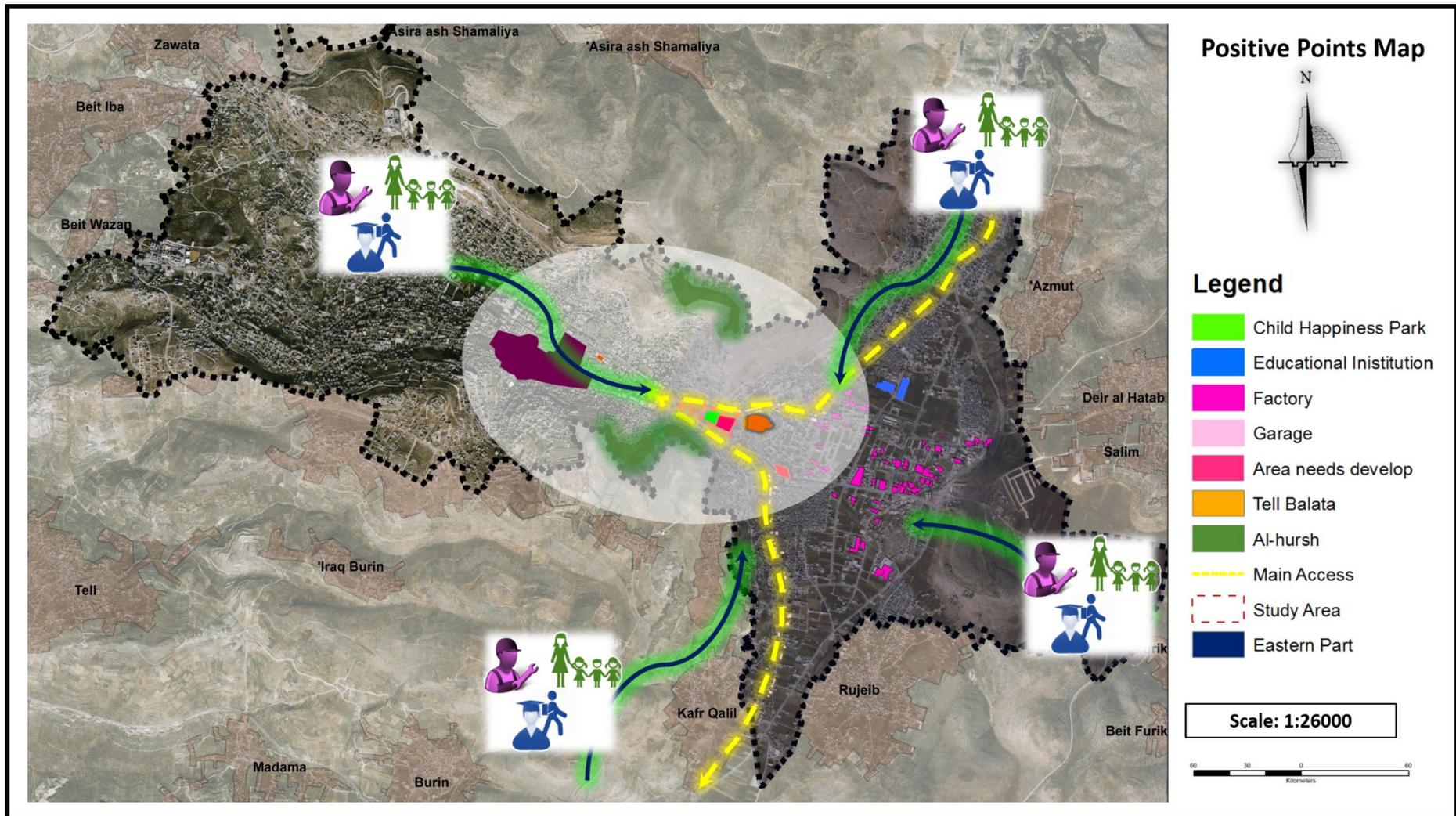
SOWT Analysis at City Level:

- **Positive point (S + O):**

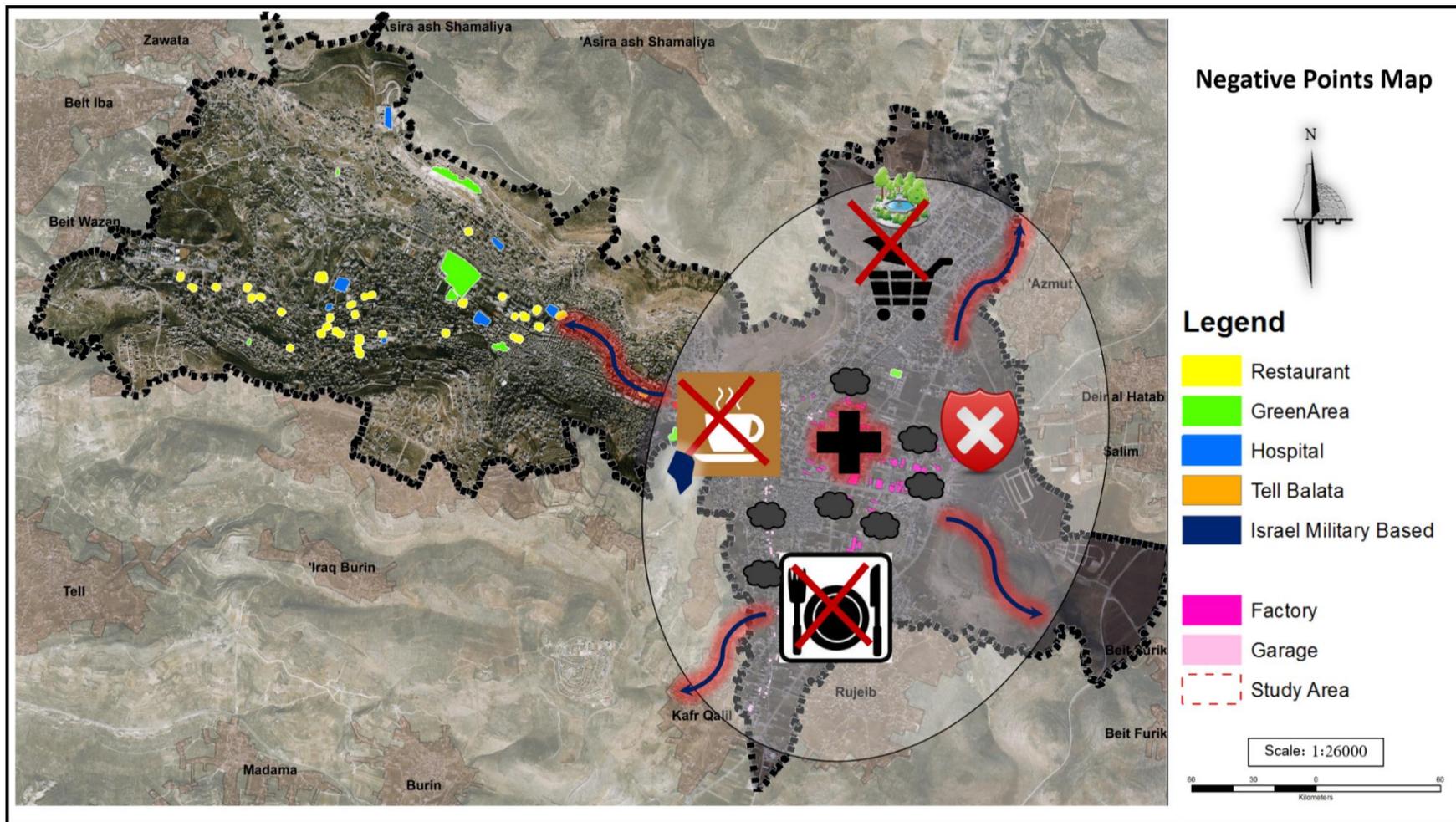
1. Existing of Child Happiness Park
2. Existing of area need to redevelop
3. Industrial school and Hisham Hijjawi College attractive students to the region
4. Industrial area activate the movement in the eastern part and provide job opportunities (Availability of factories and workshops)
5. Considered as connection point between Nablus city and surrounded eastern villages and cities
6. Existing of Tell Balata

- **Negative point (W + T):**

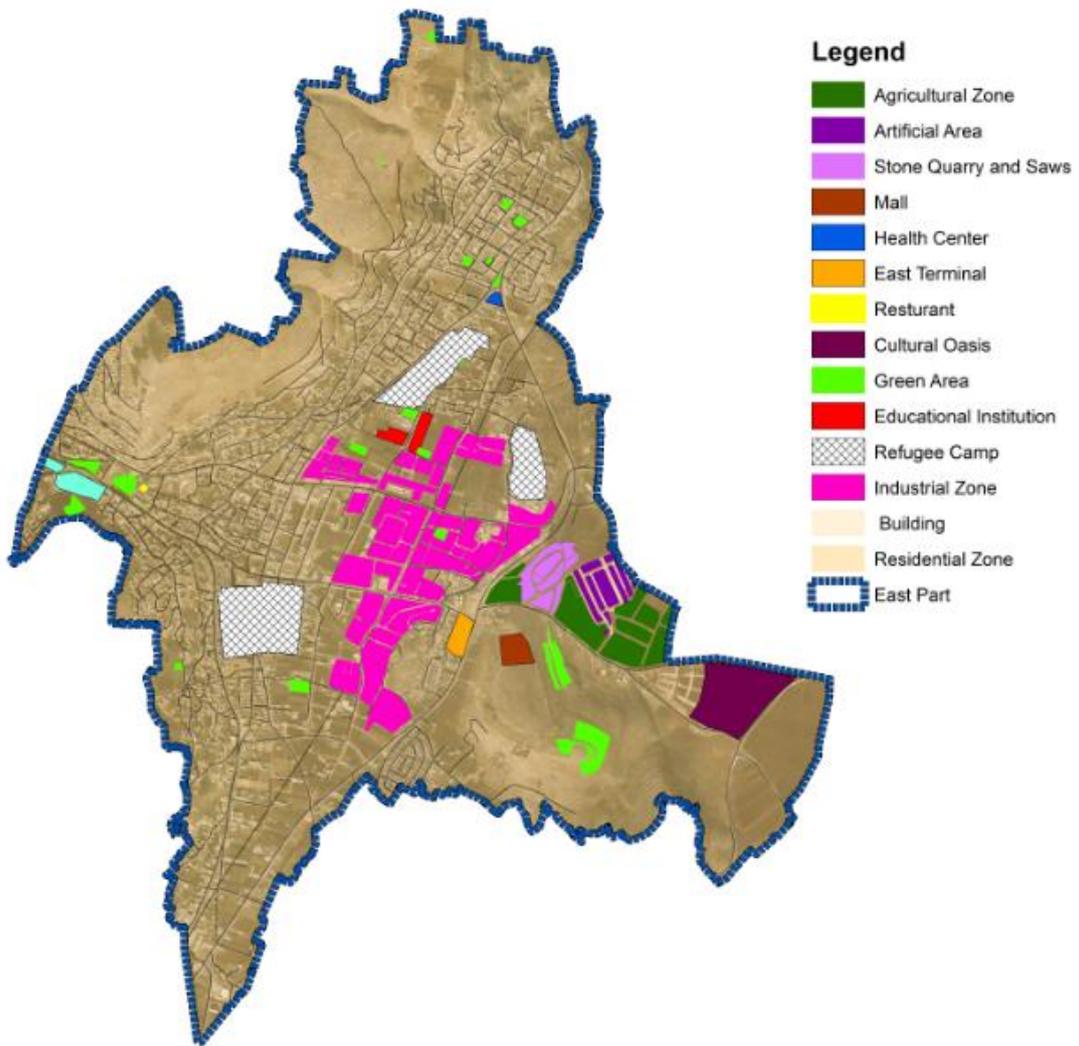
7. Lack of services (commercial, cultural and green)
8. Concentrate of services in west part
9. Israel Military base
10. Industrial pollutants alienate people
11. Lack of Security
12. Neglecting Tell Balata



Map (11): Positive Point Map



Map(12): Negative Point Map



Proposal Land Use for Eastern Part in Nablus City

Chapter 5: Development of Project Idea:

5.1 Project Idea:

The project is about developing a park in three adjacent blocks in the eastern part of Nablus city, which are the blocks of Child Happiness Park, Tell Balata Archeological Park and the Martyr's Monument. The

The site chosen for the project is located on the eastern part of Nablus. In this part, the mountains on the north and the south are very close to each other which creates a type of valley in the middle, right on the project site

As you can see on the map below, the lands on the site are either for the municipality, for the governorate or they are private. However, the municipality holds the majority of the lands on the site, and it is one of the very few places where they own and have control over this much land in Nablus.

This is one of the main reasons why this site was chosen for the project, as it is quite complicated for the municipality to buy private lands to build their projects.

So far, the project will only take place on the municipality and governmental lands. However, if it is possible to buy some of the private lands, it will be added to the project.

This location is also very strategic because the site is situated between two major roads: one leading to northern cities like Jenin and Tubas and the other leading to southern cities like Ramallah and Jerusalem. These main roads are the only way to enter the city from the East and this

creates a good exposure for the site, as anyone entering the city will see it and hopefully want to discover it.

The site is located at the place where the valley is the narrowest, which makes the junction of the eastern part and the city center.

The site is only 2 kilometers away from the city center, which makes it very easy to access either by car or by walking.

5.2 Project Goal:

The project of Child Happiness Park, Tell Balata Archeological and the Martyr's Monument was an idea from the Nablus municipality to improve the eastern part of the city by creating attractions to make people want to go to the eastern part of the city to have a good time, as opposed to always going to the western part. This park will hopefully help to change the negative image of the eastern part of Nablus.

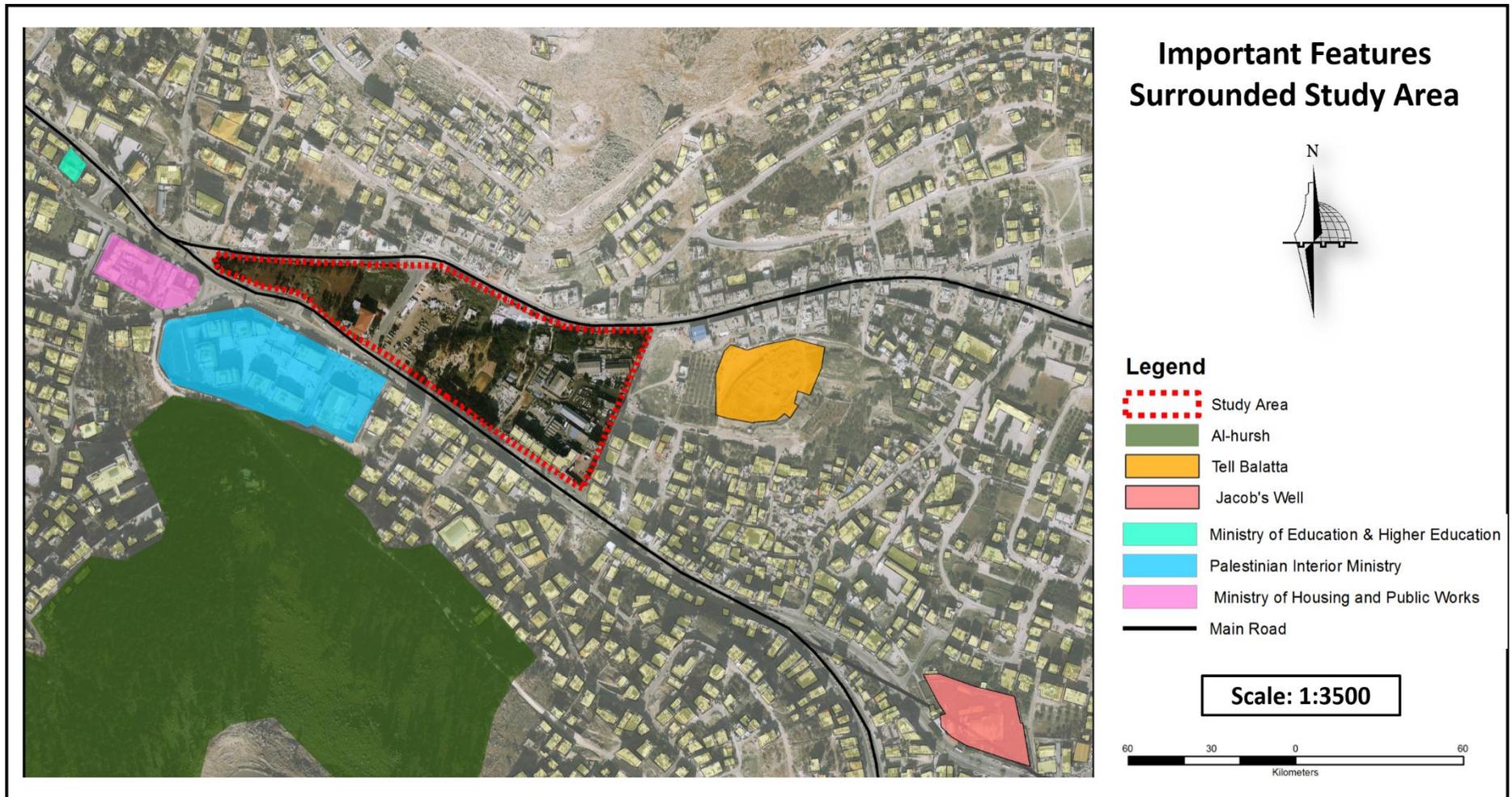


Map (12): Land Property

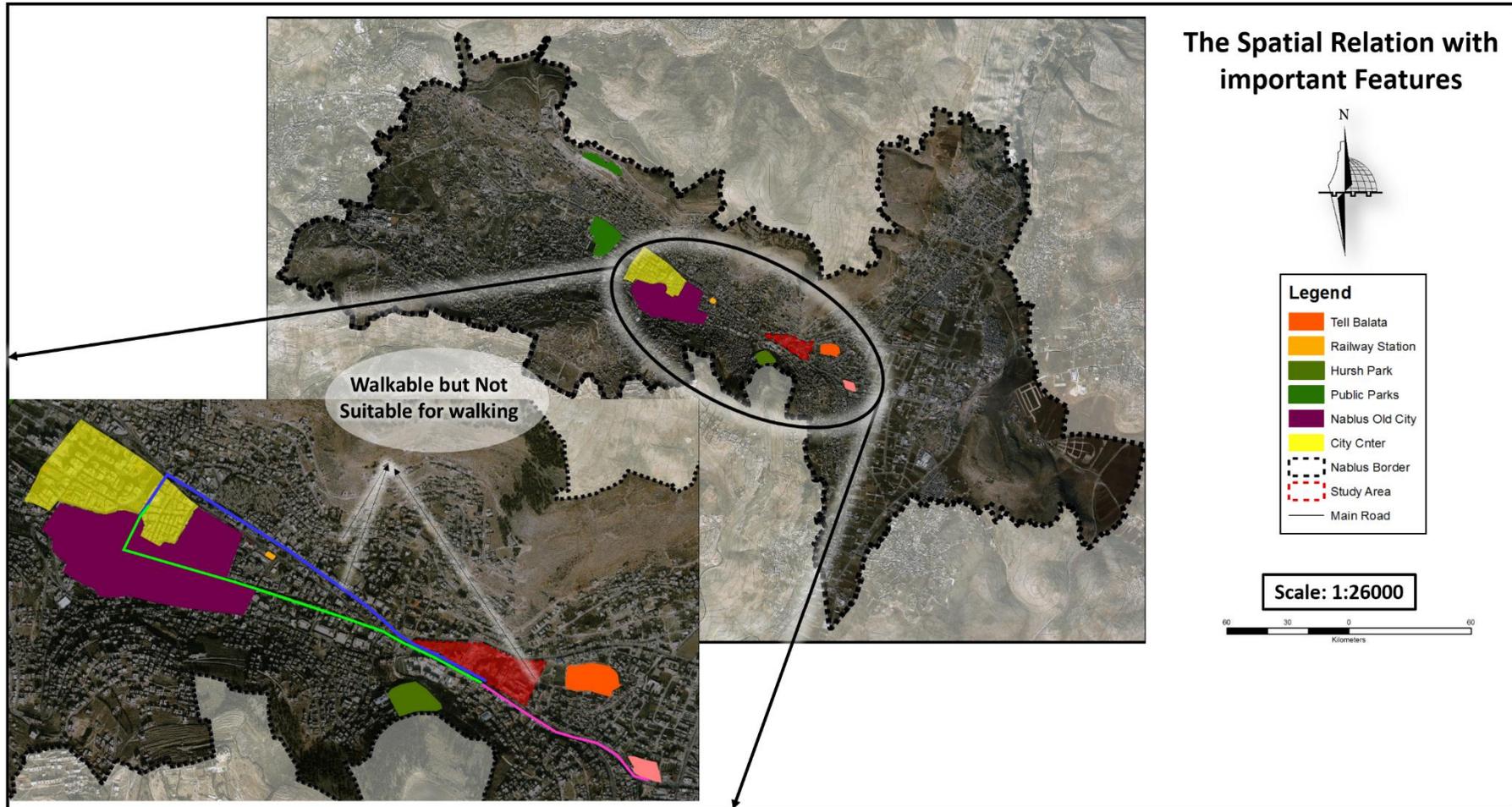
Map (13): Landscape Map



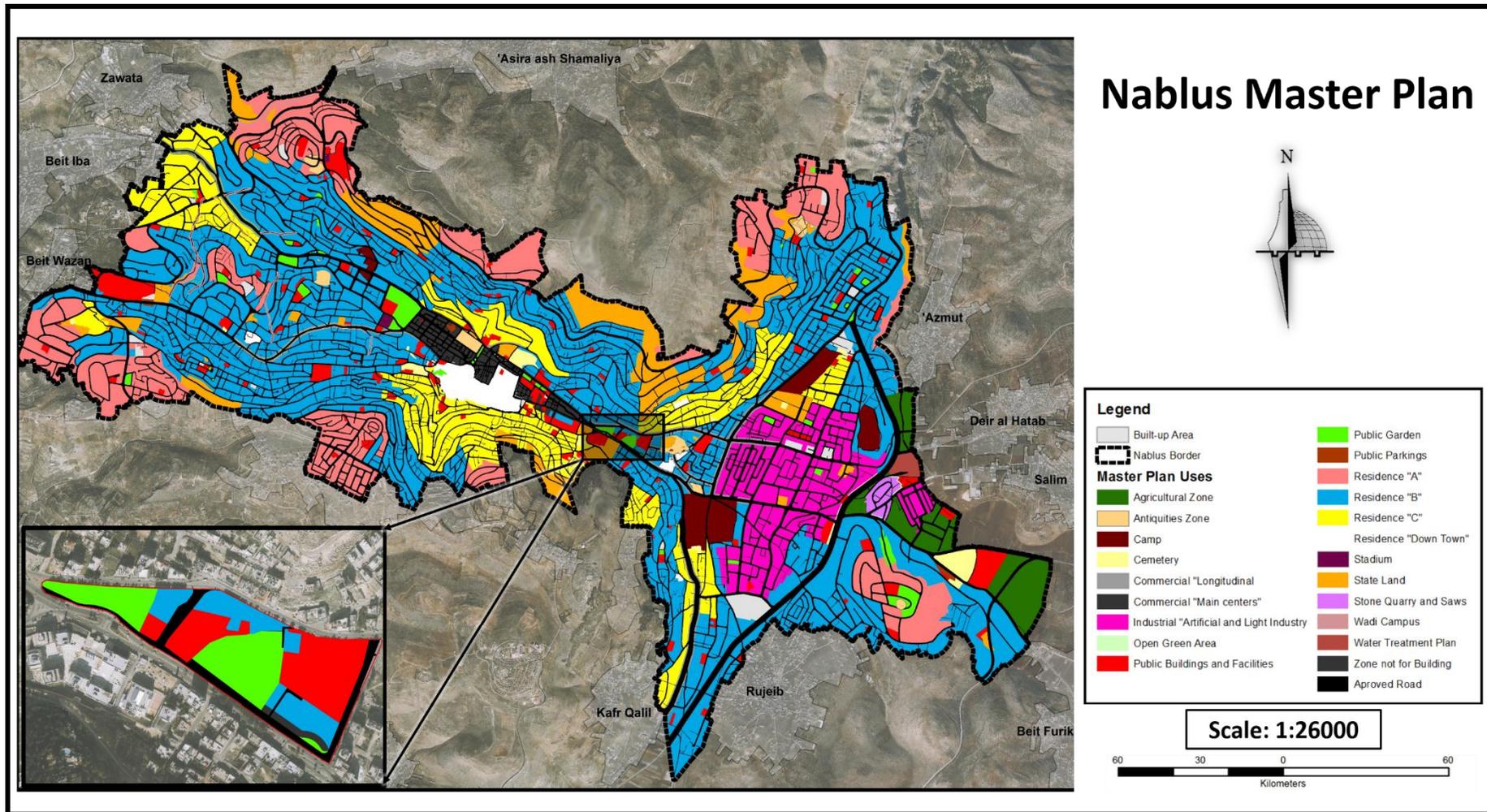
Map (14): Important Features Map



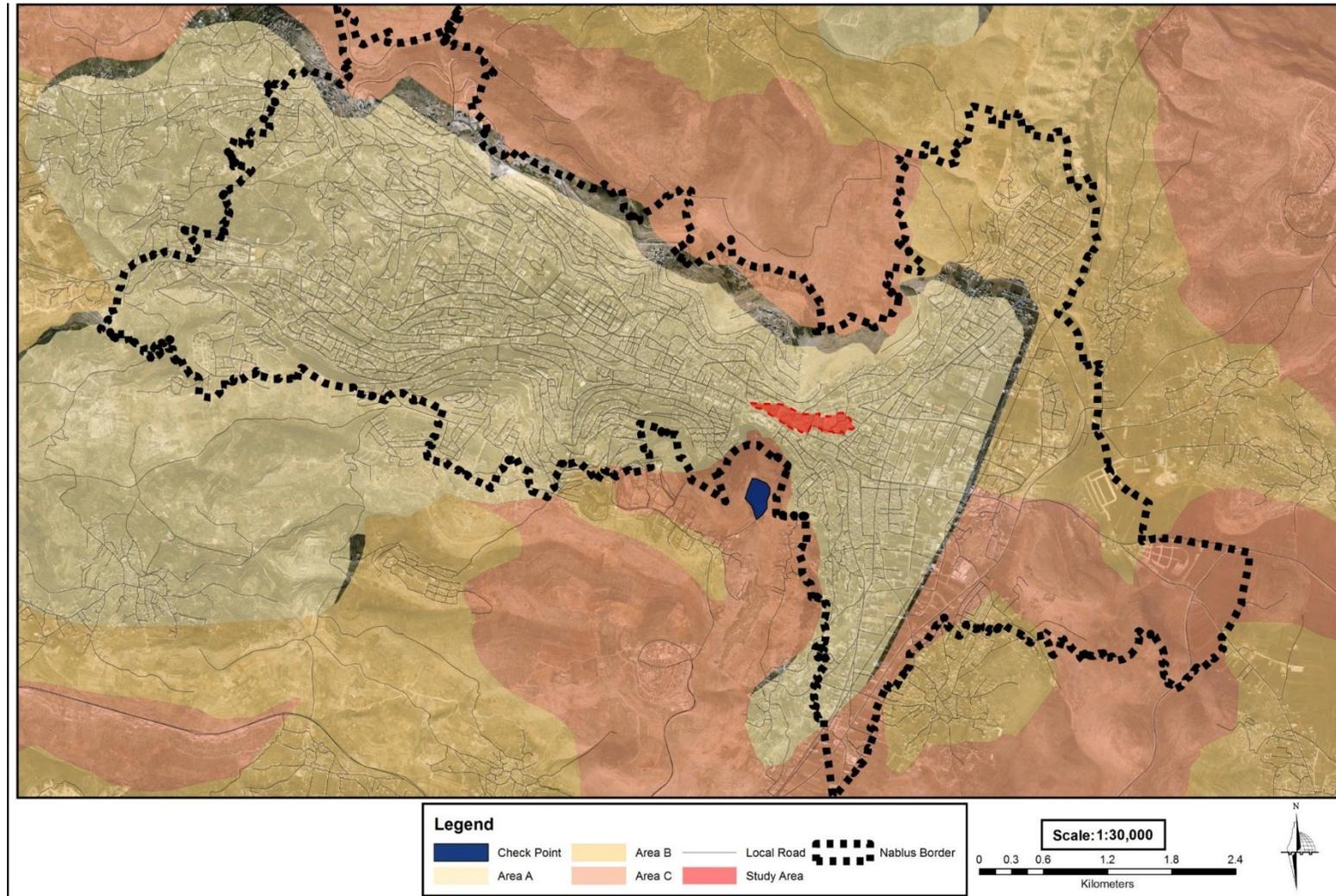
Map (15): Relation with Important Features Map



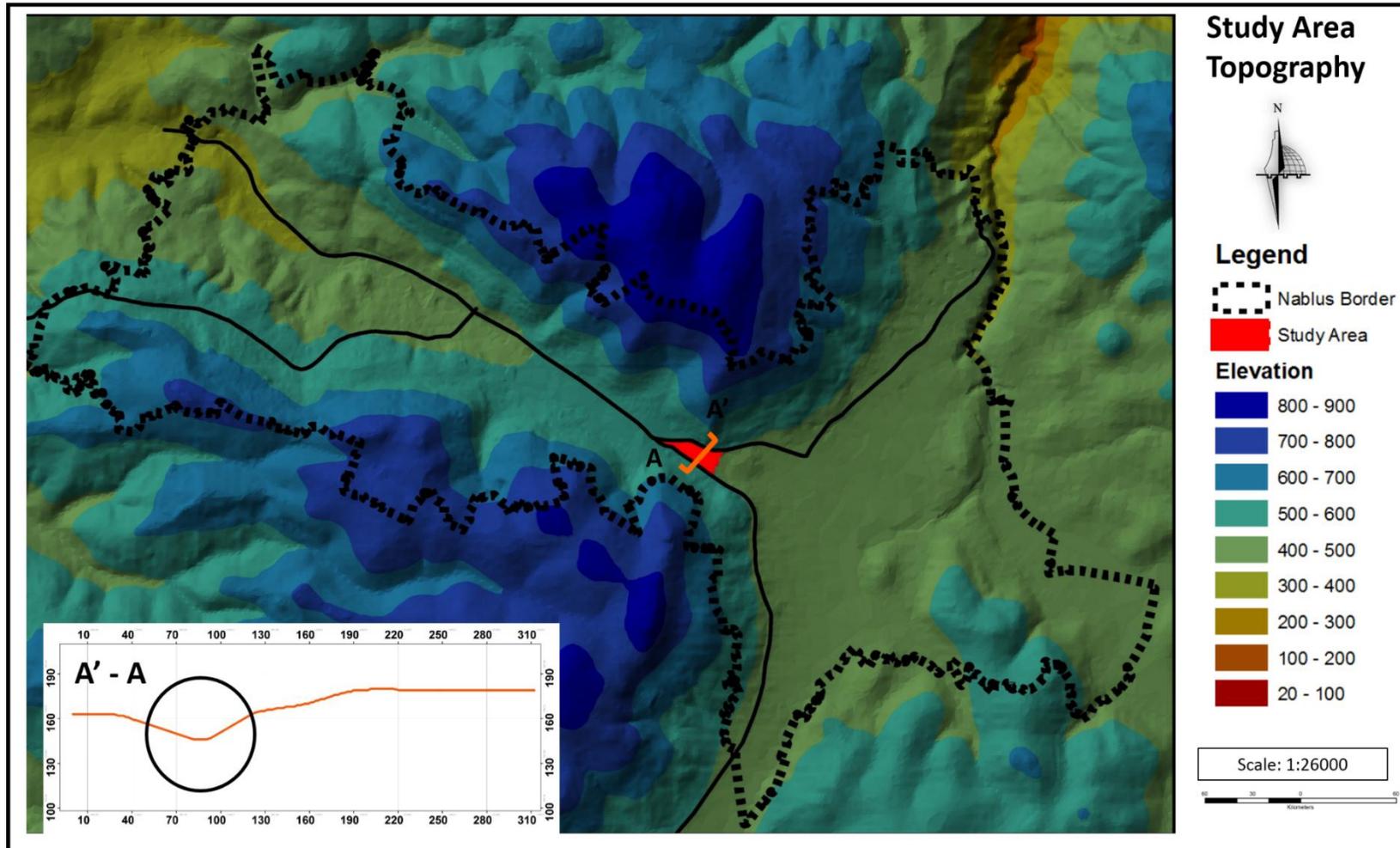
Map (16): Nablus Master Plan Map



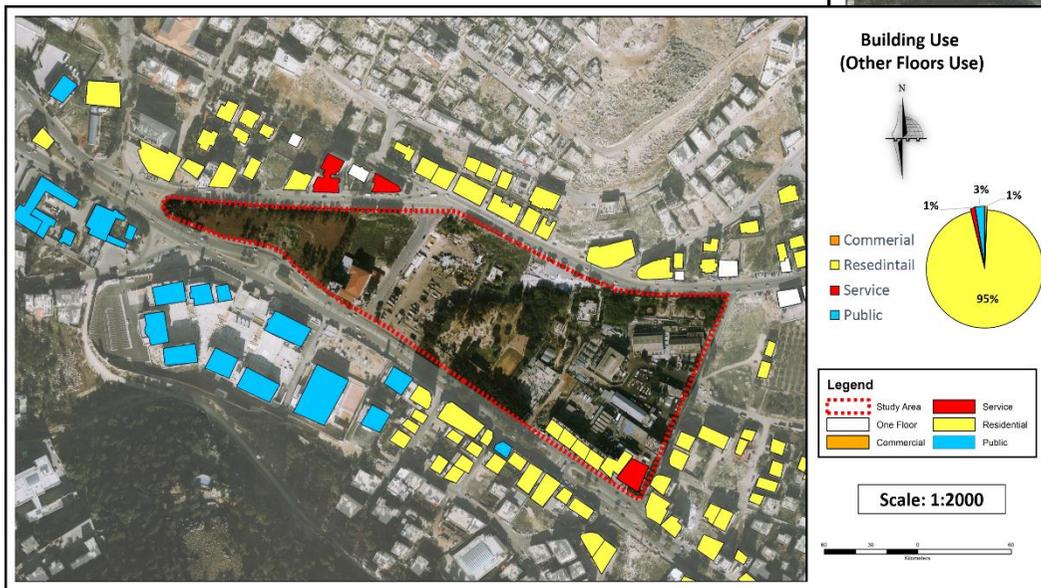
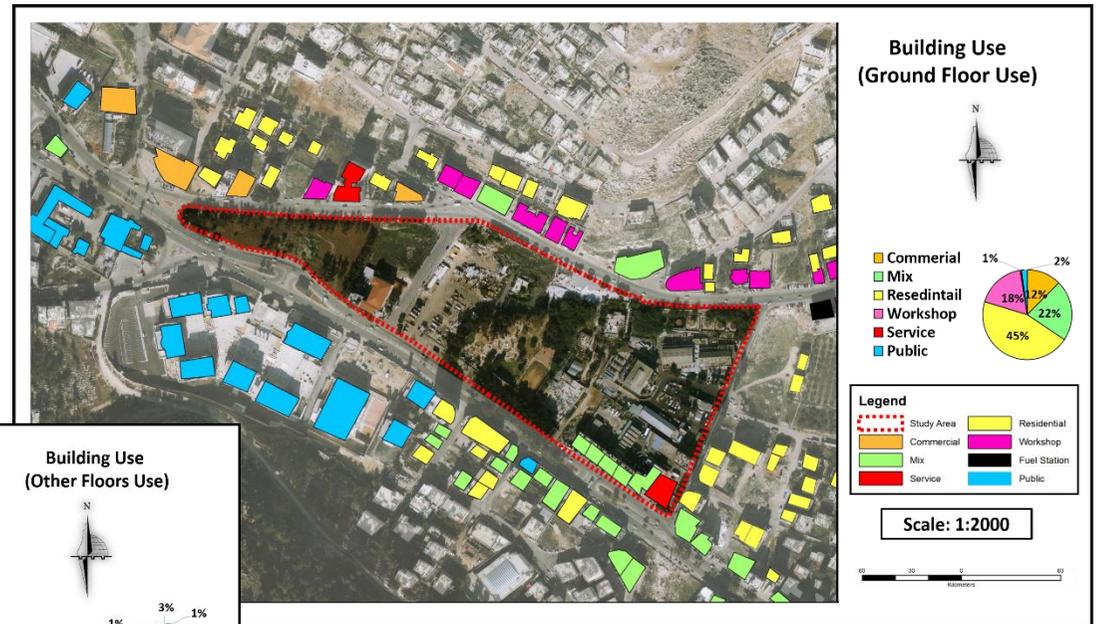
Map (17): Geopolitical Situation Map

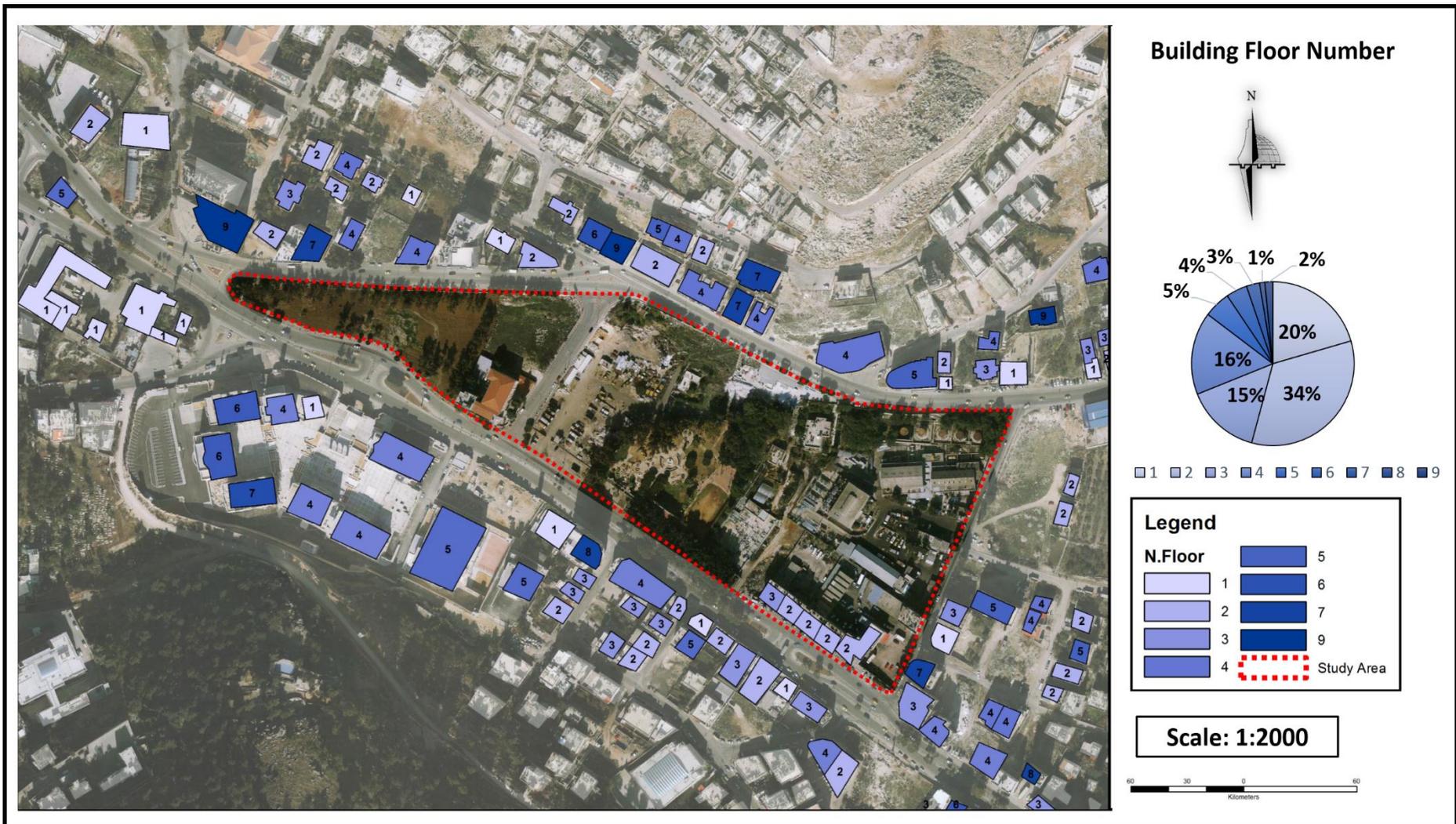


Map (18): Topography Map



Map (19): Building Use Maps



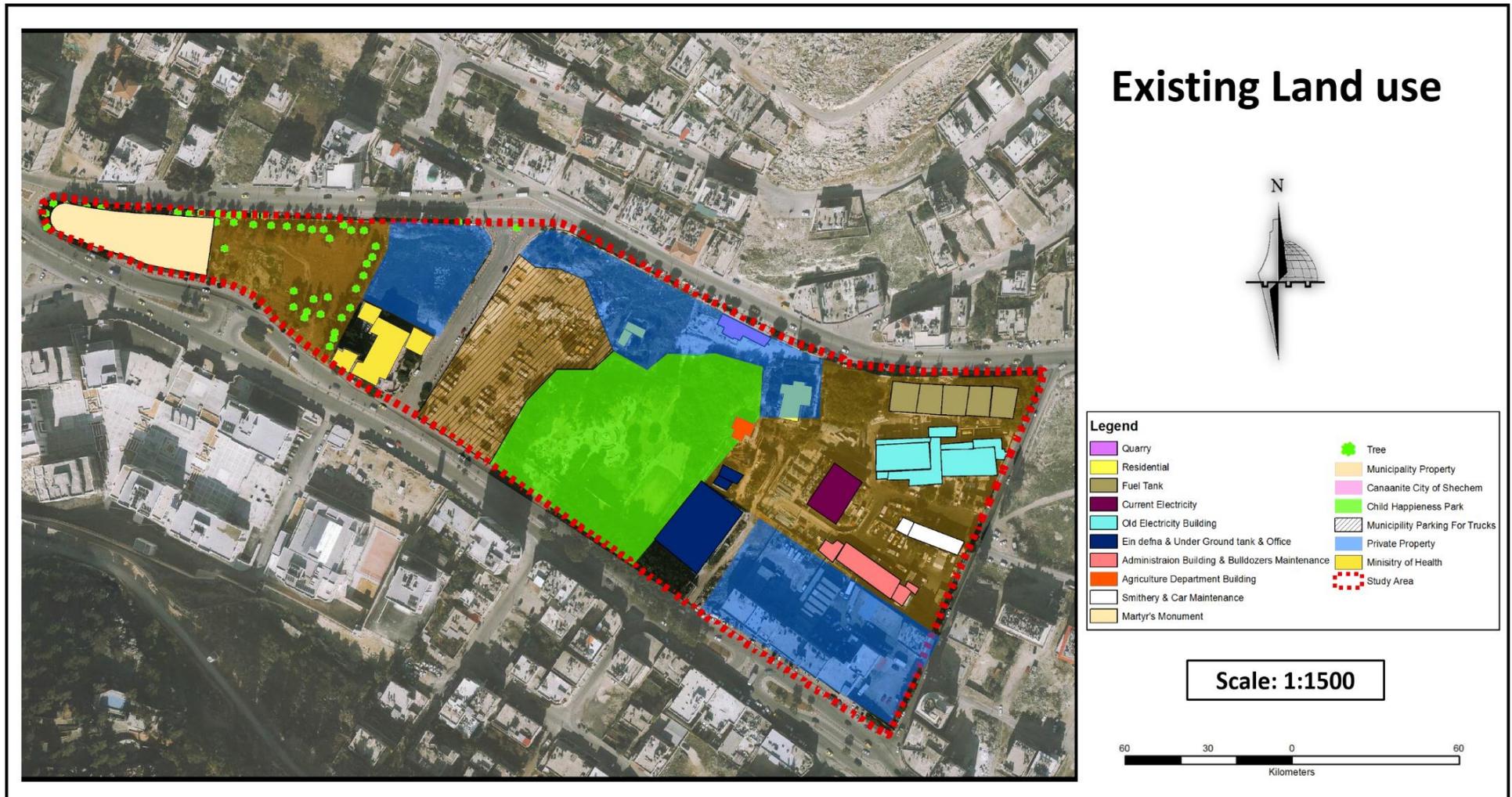


Map (20): Number of floors Map

Map (21): Existing Transportation Map



Map (22): Existing Land Use Map

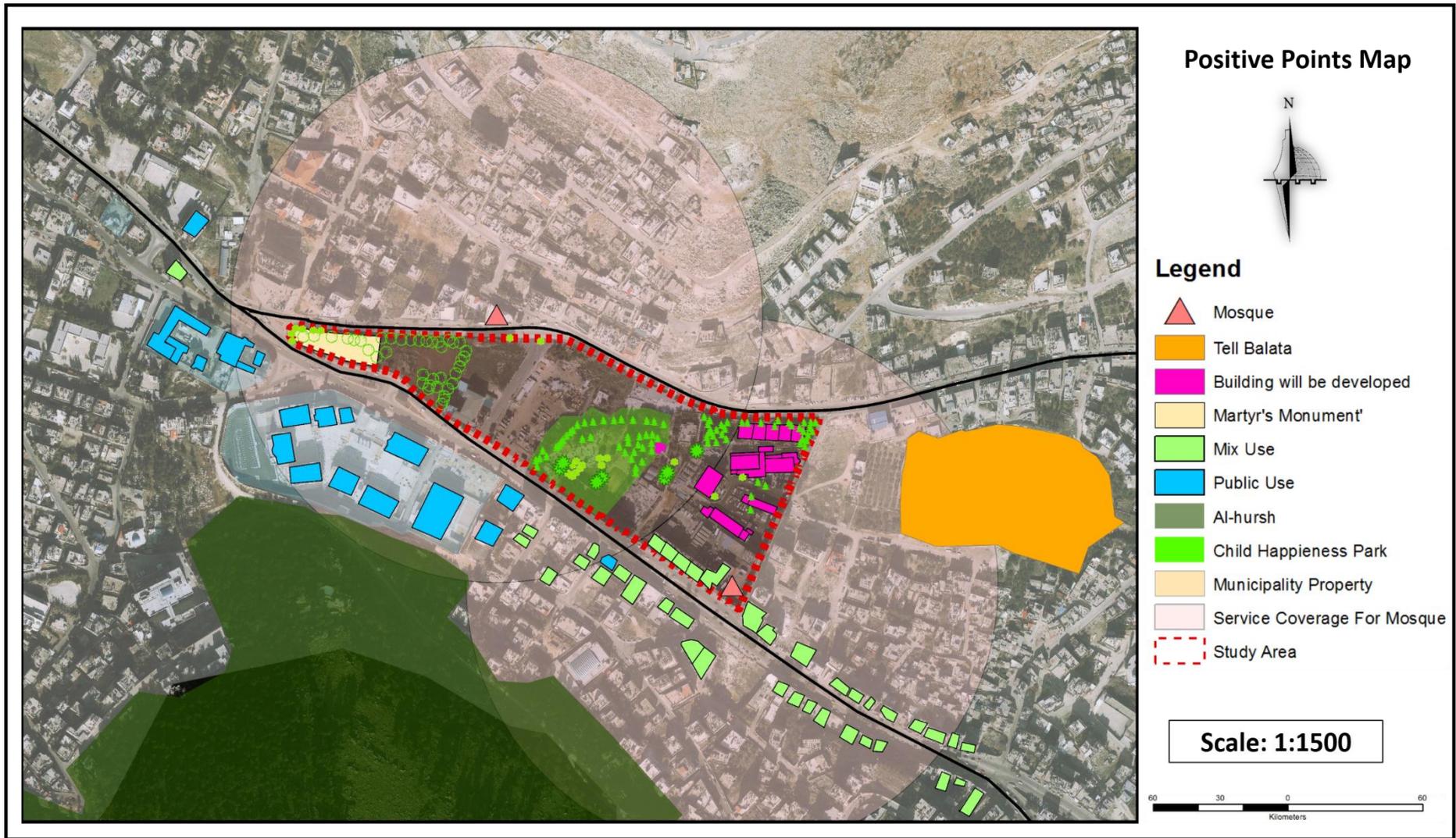


Positive point (S + O)	Negative point (W + T)
Most of land in the area are owned by municipality	High traffic
Connection point between east and west parts of the city	Existence of private property
Availability of workshops and Mix use	Close to industrial Area
Child Happiness Park	Close to Israel military base
Close to Tell Balata	Neglecting Tell Balata
The attention that the municipality gives to area	The existence of Current electricity station
Close to City Eastern Entrances	
Close to the old city and Al-hursh	

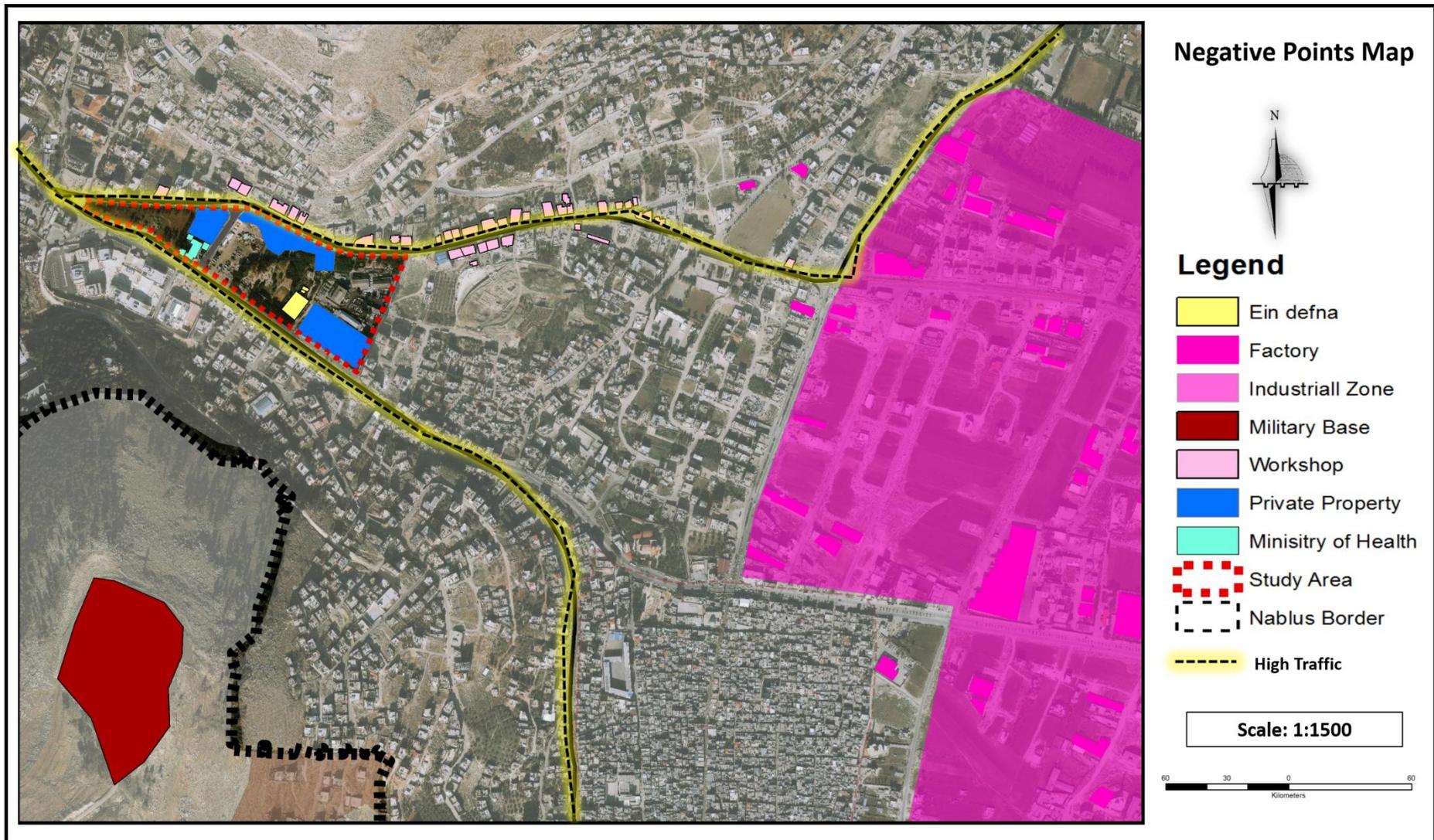
5.3 Concept:

- Connect Tell Balata with old city
- Connect study area with surrounding area
- Develop Child Happiness Park and Develop electric buildings (new functions & activities)
- Find attractive element in the region

5.4 Vision: Towards Urban Green Space that Preserves Cultural Identity, Enhances Social Interaction and works to revive the Eastern Part and connect it with surrounding.



Map (23): Positive Point Map

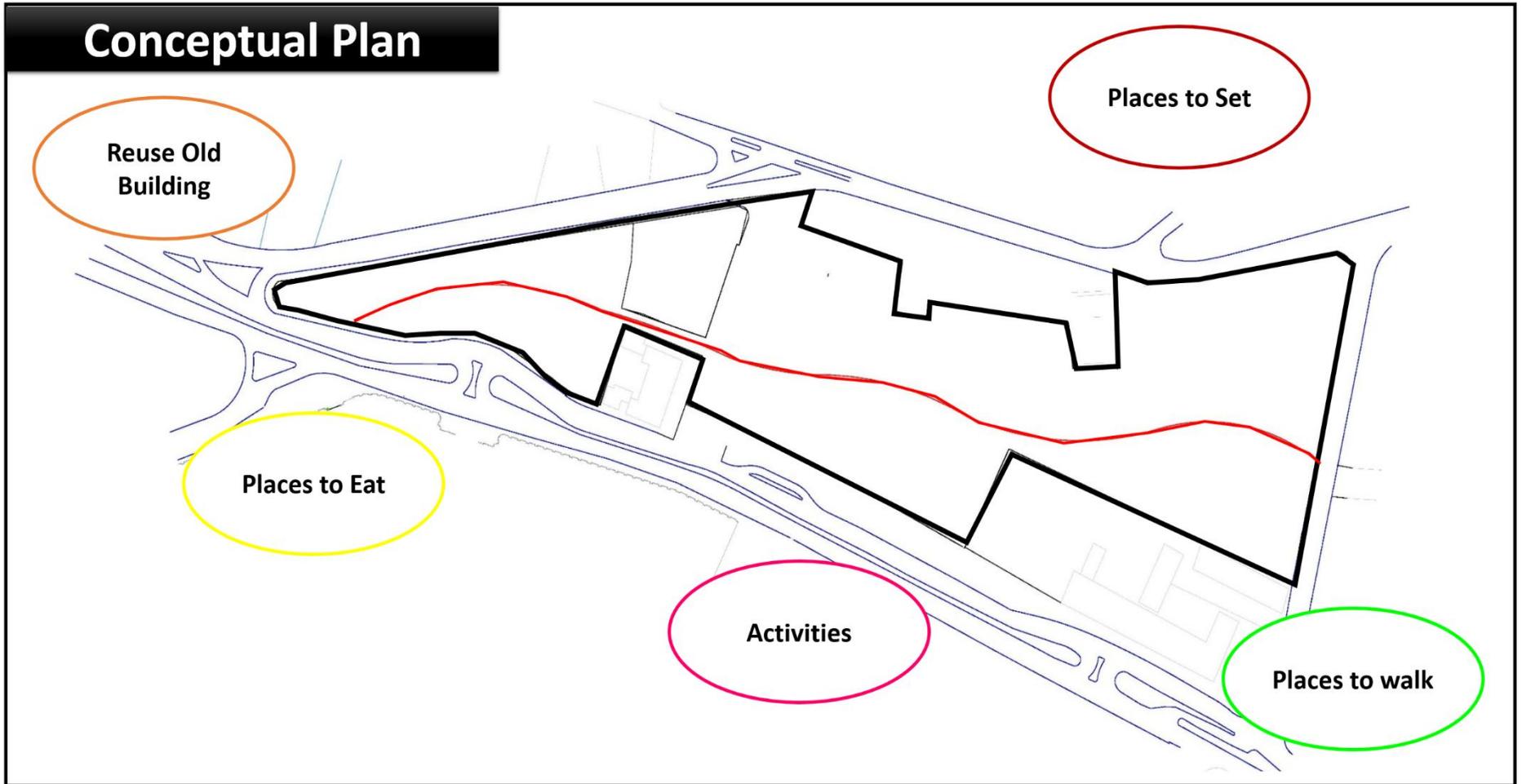


Map (24): Negative Point Map



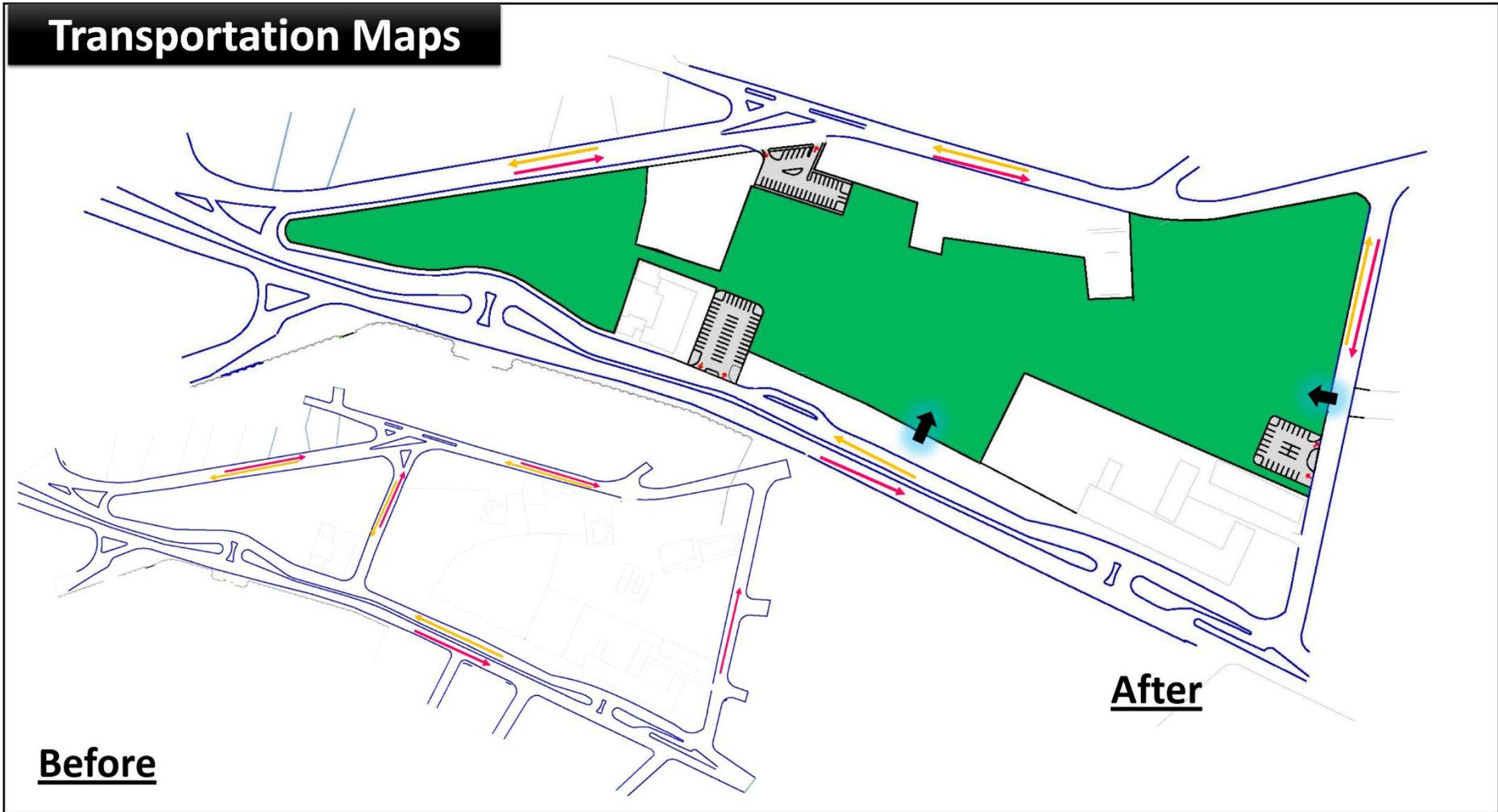
Map (25): Area of Intervention Map

Conceptual Plan



Map (26): Conceptual Map

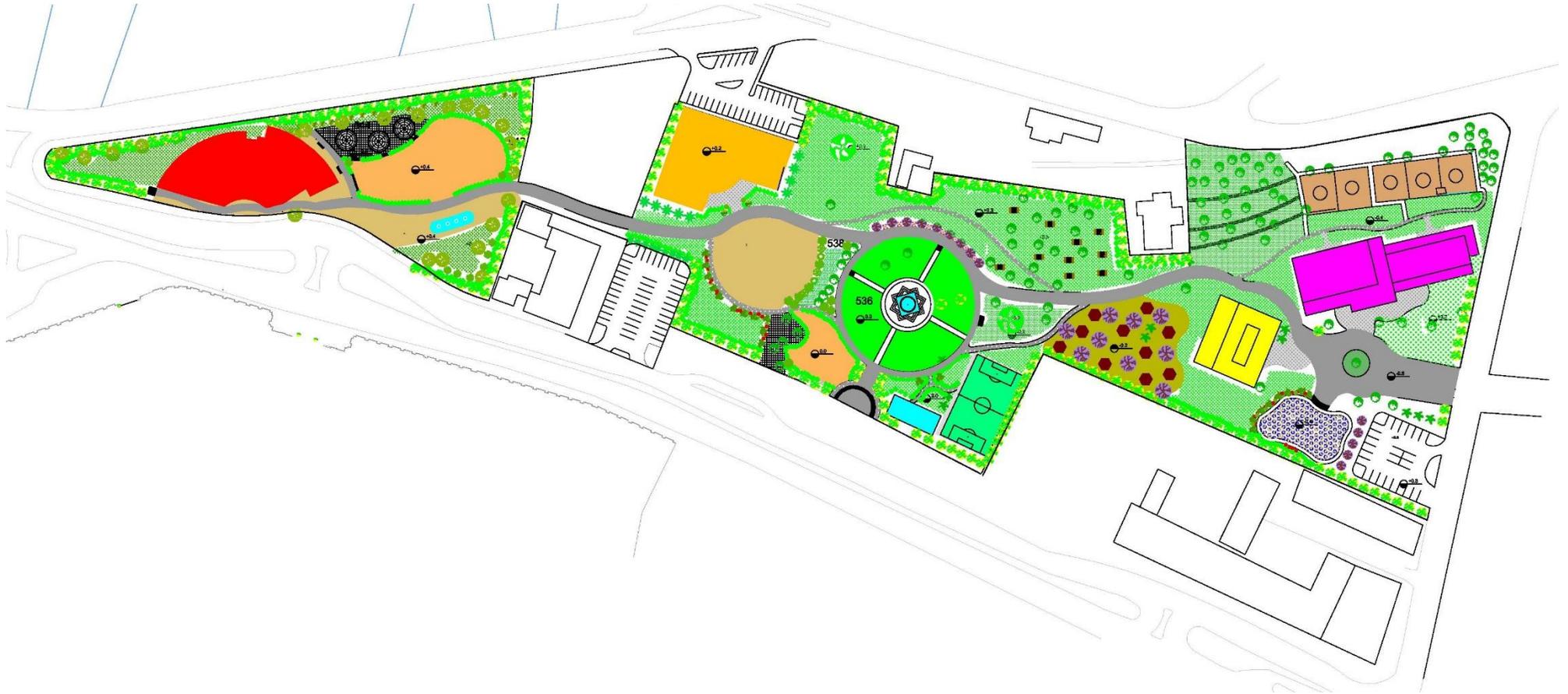
Map (27): Transportation Map



Map (28): Master Plan



Map (22): Landscape Plan



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